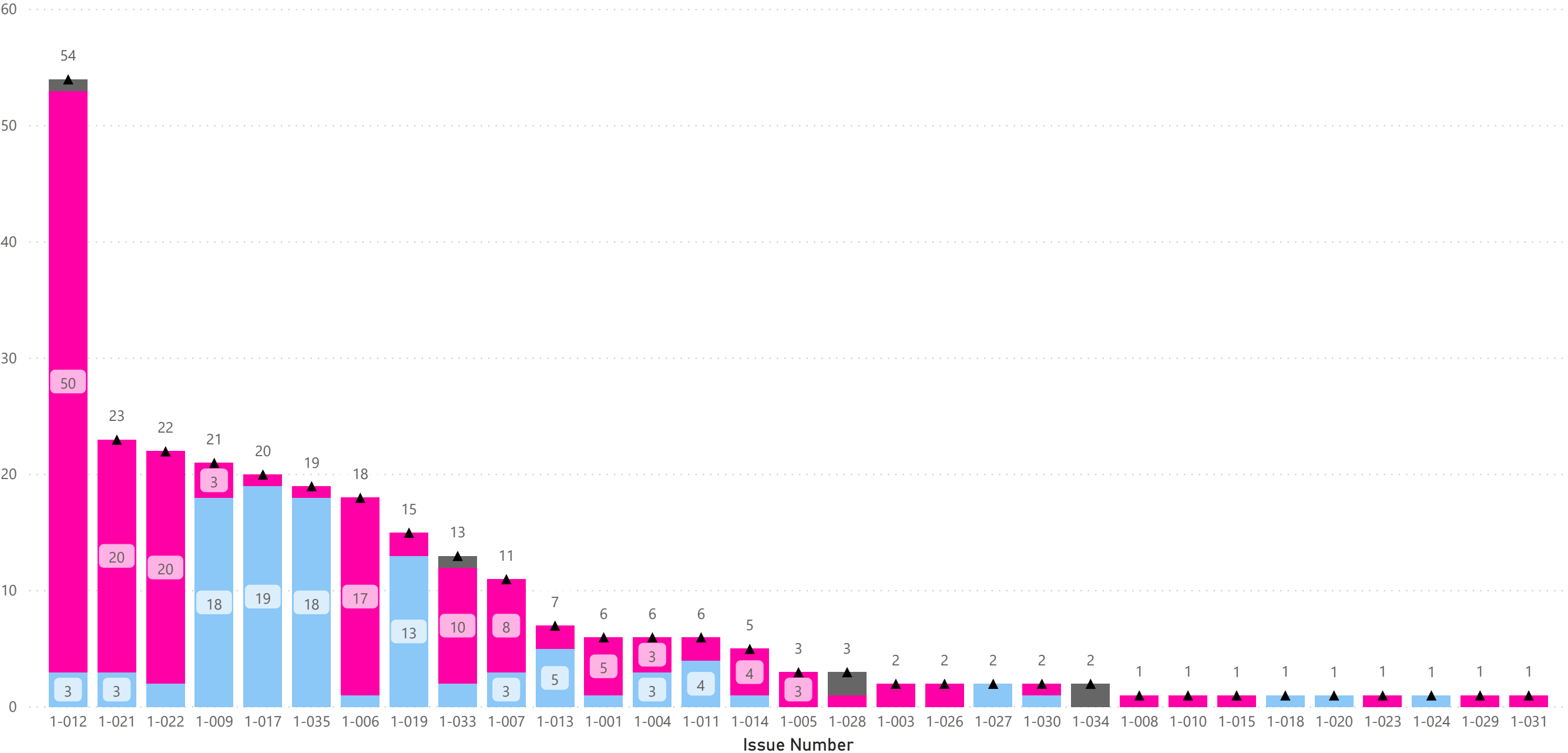


Council District

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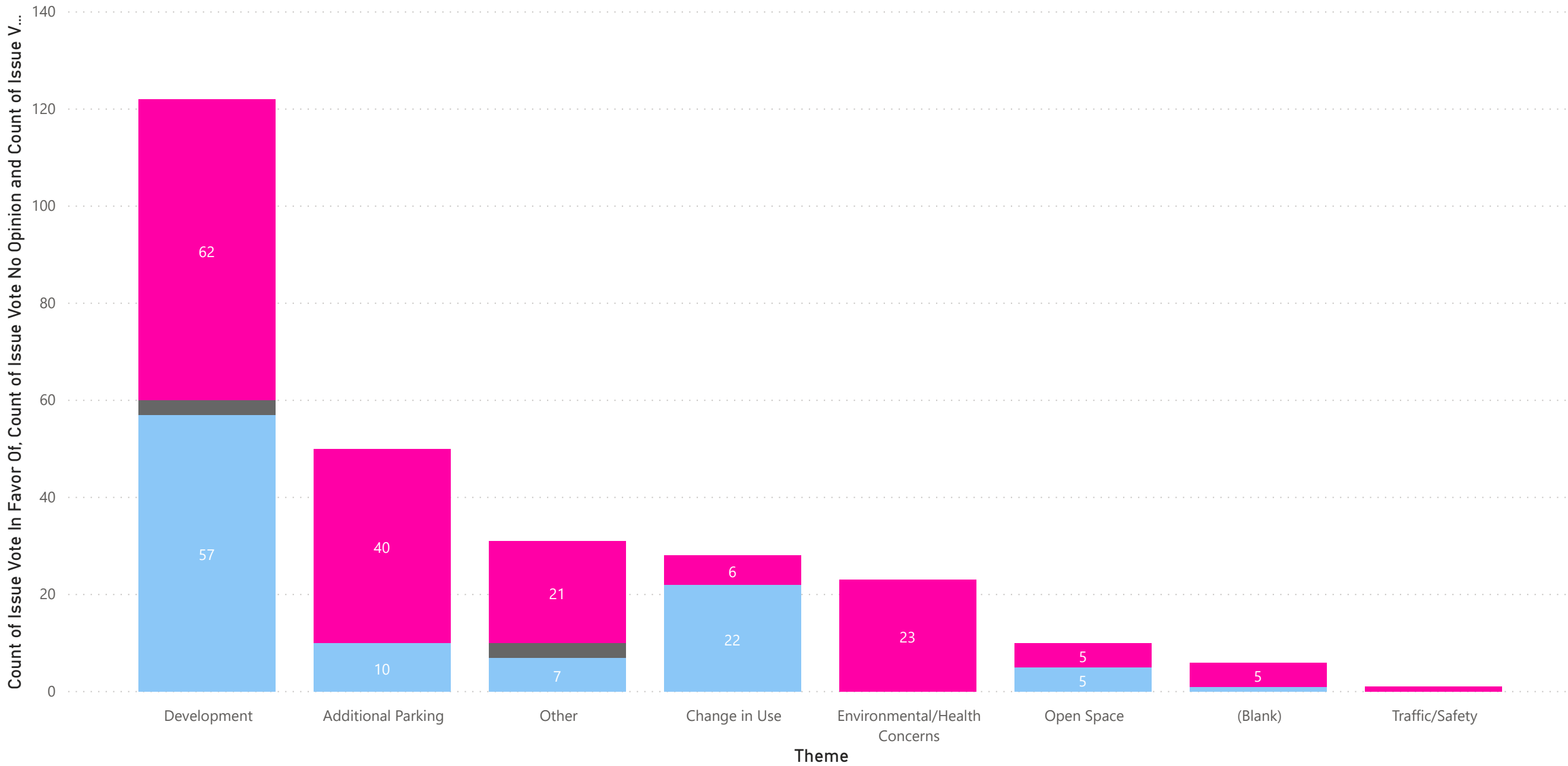
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Council District

1

Count of Issue Vote In Favor Of Count of Issue Vote No Opinion Count of Issue Vote Opposed



Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
1-001	The property owner respectfully requests that the Planning Board adopt the Department of Planning Staff's recommendation that the DR 5.5 zoning be changed to BR. For the following reasons, the Planning Board does not need to further consider this rezoning request at the work session. Smith, Gildea and Scmidt, on behalf of the property owner, Roister Court I, LLC, submits this justification letter on regarding the above referenced property. The property is approximately 7.6 acres and is located on the north side of Baltimore National Pike (Route 40) just east of the intersection with I-695. It is improved with structures presently structures which include a Staples and a recently opened Lidl. It adjoins another property which includes a Home Depot. The rezoning of this 0.76 acre portion, which is presently improved as a parking lot, was requested so that the zoning of the entire shopping center is consistent with the longstanding commercial use. Planning supports the requested zoning change. Public comments from residents on the adjoining Alexander Avenue, to which this development has no access and is adequately buffered from, do not address the compatibility of the request with the 2020 Master Plan. In the event you have received some opposition to the rezoning request by mail or email, the property owner wanted to take this opportunity to provide the following information: Roister Court I, LLC has operated a shopping center from this property for many years. As Planning pointed out in its Issue Report, the site has a long history of zoning cases for parking and sign variance requests. Should future tenants require site modifications, it wants the existing parking lot to have commercial zoning in order to avoid any issues with future leasing of this longstanding shopping center. The subject property is designated as a community conservation land management area. This designation supports commercial zoning. It is designated as T-4 (General Urban) Transect, which similarly supports commercial zoning. The Southwest Baltimore County Revitalization Strategy supports the rezoning request. It advocates for promoting commercial businesses along Baltimore National Pike (Rte. 40) and to support commercial revitalization. The Western Baltimore County Pedestrian and Bicycle Access Plan supports the rezoning request so long as there are pedestrian and bicycle connections as part of any development.	Jason	Vettori, Smith, Gildea & Schmidt	In Favor Of	Other
1-001		Joseph	Costa	Opposed	
1-001	Possibility of converting staples parking lot to commercial	Theodore	Savage	Opposed	Other
1-001	lot of things in the parking lot, County police only use the lot, Commercial buildings don't use it, people do things which they aren't supposed to do	Sharon	Miller	Opposed	Other
1-001	More traffic, one fatality last year, no additional commercial property	Carroll	Burley	Opposed	Other
1-001	The rezoning will allow the new grocery store LIDL to continue loading/ unloading, massive, refrigerated tractor trailors every night and between midnight and 5 am	Ben	Reiland	Opposed	Other
1-003	Too many gas stations around, Single operator location	Steve	Saul	Opposed	Development
1-003	Enough gas stations everywhere	Scott	Barnes	Opposed	Development
1-004	Mr. Ali's school of Taekwando is a must for young minds	Shirley	Spurlin (LRBA President)	In Favor Of	Change in Use
1-004	Taekwando trainer. Needs the zoning to train kids for Taekwando	Mohammed	Ali	In Favor Of	Change in Use
1-004	LRCC, strongly supports Mr. Muhammed Ali, 1-004 and his Taekwondo Studio. Teaching Young people respect for themselves and others while building strong bodies and morals is always an attribute to the community and that is what Mr. Ali is all about.	Shirley	Supik	In Favor Of	Change in Use
1-004	Woodbridge Valley Association, association recently renewed covenants, building should be used only for residence and not as training institute	Charles	Springer	Opposed	Change in Use
1-004	Woodbridge Valley Improvement and Civic Association (WVICA), covenant controlled community of 850 homes and not a HOA. Covenant implement 1973 and renewed every 20 years. For renewal with no change notarized signature of all residents should be obtained. The first article of the covenant, "That the said lots hereinbefore mentioned and any building or structure nor or hereafter erected thereon shall be occupied and used for residence purpose only" forms the core of this community's success. The zoning change request has a greater impact than just on the adjoining properties on North Rolling Road but sets a precedent which would weeken WVICA ability to successfully change future zoning changes. Mr. Ali's lack of successful business planning isn't favoring community to support the zoning change.	Tina	Brown (Woodbridge Vally Improvement and Civic Association)	Opposed	Change in Use
1-004	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-005	Owner of the property. Spent \$ improving property.	Robert	Jenkin	Opposed	Development
1-005	I take offense as this issue affects my property	Robert	Jenkins	Opposed	Development
1-005	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-006	This property recently changed hands. The new owner is hoping to attract additional tenants into this large industrial building. The property is surrounded by MH-IM heavy industrial uses to the south, similar manufacturing uses to the west and commercial uses to the north. The property borders residential uses to the east. The State & County located this property within the Southwest Enterprise Zone. The property was rezoned to industrial during WWII and has been used as manufacturing/industrial for the past 75 years. No expansion is proposed at this time. The traffic patterns are the same as they have been for the past 75 years. The current owner hopes to improve the building and property and bring more jobs and businesses to southwestern Baltimore County.	Timothy	Kotroco	In Favor Of	Development
1-006	we don't want this high industrial situation in our area	Sarah	Peightel	Opposed	Development
1-006	The Halethorpe Improvement Association Officers and Board of Directors has reviewed Issue 1-006 of the Comprehensive Zoning Map Process (CZMP 2020), and we have come to a unanimous decision to oppose the Requested Zoning Change for the property known as 1954 Halethorpe Farms Rd. We have 1 very major concern about it, and that is its close proximity to many nearby residents.	Michael	McAuliffe	Opposed	Development
1-006	The traffic through Selma Ave. is already horrific and there is lots of speeding related to Halethorpe Farms Rd. Tons of trash and traffic come through there into the adjacent neighbo	Sara	Harman	Opposed	
1-006	I do not feel this type of zoning change fits into this area. My family has lived in the immediate area for 100 years. This is a nice peaceful and for the most part a quiet neighborhood. I am the third generation in my family to call this my home. I am within sight of the facility on Halethorpe Farms Road and I don't wish to live in a heavy industrial area. Please consider not allowing this change. Thank you.	Daniel	Miller	Opposed	Development
1-006	It would seem to me the roadway and surrounding area did at one time handle increased traffic when the plant was booming. I say keep the property zoning as is. Our area has enough industrialization contained within. Changing this zoning to incorporate MORE tenants would be a negative move to our already overly congested area.	Charles	Popp	Opposed	Development
1-006	I AM OPPOSED TO THE ZONING CHANGE. THERE IS ALREADY TO MUCH TRUCK TRAFFIC GOING ONTO WASHINGTON BLVD. FROM HALETHORPE FARMS RD, ALSO MORE TRAFFIC COULD BE ON THE ROAD IN BACK OF THIS PROPERTY. I	JACK	LANCASTER	Opposed	Development
1-006	I oppose the increased industrialization this change would bring to the neighborhood, and am very concerned about increases in traffic to Halethorpe Farms Road that this change would bring.	Emily	Warren	Opposed	Development
1-006	This is not the type of business or industry I want adjacent to our neighborhood. This isn't something anybody would want close to where they live. It doesn't help property values and it sure doesn't add to the quality of life to any taxpayers living nearby.	Jacob	Smith	Opposed	Development
1-006	The traffic through Selma Ave. is already horrific and there is lots of speeding related to Halethorpe Farms Rd. Tons of trash and traffic come through there into the adjacent neighborhoods. Measures to address traffic ,trash, AND NOISE NEED TO BE ADDRESSED.	MICHAEL	REILLY	Opposed	Development
1-006	As a life long resident of the area I am highly opposed to this zoning change. The zoning change will bring significant health risks from pollution. The likely increase in traffic and noise is also concerning. This is a area close to many homes, families, and existing businesses that are all put in jeopardy with this zoning change.	Keith	Bull	Opposed	Development

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1-006	As headmaster of The Lamb of God School, a private Christian K-8 school located at 1810 Fairview Avenue, which is only half a mile from the site in question, I noticed that the CZMP Issue Analysis includes three other schools that are farther away but does not include our school. I foresee that this proposed zoning change could have negative and potentially harmful impacts on the air quality, traffic volume, pedestrian safety, and noise level near our school. For these reasons, I oppose the zoning change.	John	Messina	Opposed	Development
1-006	This area is already subjected to heavy traffic patterns already. Selma Ave., Has heavy traffic including commercial vehicles that violate the postings concerning weight restrictions. This area is already industrialized enough without adding additional traffic and noise. Please take into consideration the proximity of the homes ajacent to H.F.Rd. and the surrounding community. This will also have a negative impact on our quality of life and property values. Hopefully ,our elected officials and Baltimore County will do the right thing for the residents of Halethorpe.	Joseph	Costa	Opposed	Development
1-006	Traffic is already a problem on Halethorpe Farms Road. With the fire department on the corner I’ve seen the intersection jammed up and an Engine has to leave and weave around cars and trucks. I have sit through 5 traffic cycles to get through on days. Adding more traffic on a busy road with trucks making a left hand turn on HFR on a red light and one or two cars get through. Forget the idea and look to some other properties, your tenants will like you for it.	Douglas	Wolfe	Opposed	Development
1-006	Huge warehouse, been there 41 years. Community fought and changed to light industrial, nights trucks sound, weak foundation, no to heavy equipment	Shirley	Spurlin	Opposed	Development
1-006	To repair water main breaks, block roads with heavy equipments, extra dust and pollution, noise and heavy manufacturing	Michael	Sandel	Opposed	Development
1-006	Lot of traffic, Tractor trailer on site, heavy equipment, lot of chemicals, no more traffic needed in Halethorpe Avenue. Young kids coming to the community	Nicholos	Mannone	Opposed	Development
1-006	The factory across the street makes enough noise to shake the house	Brran	Yavel	Opposed	Development
1-007	Justification notified, vandalism in the property, trespassing in the property, parking lot light damage	Cruz	Set	In Favor Of	Open Space
1-007	DR2 is incompatible	Robert	Chertkof	In Favor Of	Open Space
1-007	Owner of the property. Contractor storage yard	Timothy	White	In Favor Of	Open Space
1-007	Inaccurate justification, zoning to be consistent to neighborhood. Catonsville 2000 Plan- Property to improve oderliness of use. If abandoned property to be used for residential	Cindy	kublet	Opposed	Open Space
1-007	Nonconforming use, code enforcement multiple times, neighbors contacted code enforcement	Lewis	Kublet	Opposed	Open Space
1-007	Residential district with rec & entertainmnt opportunities	Jamie	Bridges	Opposed	Open Space
1-007		Jim	Bolton	Opposed	
1-007	The property is not too narrow for residential development. It's proximity to the new Catonsville High School, elementary school athletic fields, and the Short Line Trail make the property more desirable for residential development. Any vatiety of residential structure can easily fit the 1.6 acres lot and DR2 allows for variety of uses other than residential. If too narrow for residential development it is narrow for commercial development too. Any commercial development will create traffic safety hazzard. The property has never been offered for sale for residential development. For the sake of maintaining the safety of the community residents, elementary and high school students, and in order to maintain the character, amenities and long term uses of the neighborhood, i strongly oppose the request.	James	Bolton	Opposed	Open Space
1-007	Please keep the area residential and keep the businesses in the already established business areas. There are vacancies	Heather	Scarlattelli	Opposed	Open Space
1-007	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-007	WE, contest the numerous misleading, factually inaccurate or false statements and assertions declared in the justification for Zoning Change, and in the Letter of Support submitted by PK Law associate Herbert Burgunder III.Our major concerns –adversely effecting neighboring properties: 1. Residential property value decline. WE, “The neighbors of Mellor” have homes adjacent to the requested zoning change. Our homes are primarily the larger single family properties of Mellor Avenue. We have substantially renovated and improved our homes at great expense. A change to BM zoning will considerably de-value our properties. (Due to site lines to commercial enterprises , commercial traffic noise, increased commercial traffic). 2. Safety concern issues. Current commercial usage of the The Shops at the Mews is accessed by Bloomindale Avenue via Bloomsbury or the northern portion of Mellor. a. Changing the zoning would increase commercial traffic on Mellor especially at the southern end if this service driveway was in constant use. This use creates pedestrian, cycling and traffic hazards for the numerous families and children that traverse Mellor Avenue going to and from the Catonsville Elementary and High Schools, the Short Line Trail and the elementary schools athletic fields which are used spring, summer and fall by Catonsville Parks and Rec. b. Current fenced in surface parking lot is accessible (long standing hole in fence) to children and poses a risk to children who might be lured into exploring the equipment. 3. Traffic issues – congestion in the street. a. The last ten to fifteen years has seen a substantial increase in traffic on both Mellor & Bloomsbury. The Bloomsbury and Frederick intersections is rated F, and certainly it will not be long before Mellor and Frederick is similarly rated due in part to: i. New drop-off/pickup for children of Catonsville Elementary School which backs up from Bloomingdale onto Mellor. ii. New transit route for UMBC mini bus. iii. Cut thru traffic during evening rush hour, bypassing Rolling Road/ Frederick congestion. iv. Increase commercial delivery trucks to village restaurants without service roads thereby resulting in single lane pinch points snarling traffic. 4. Zoning violations for Non-conforming use of property. History of failure of commercial property owners to comply with zoning restrictions. The residents of Mellor Avenue have and continue to have to police commercial tenant’s misuse of DR2 zoned land. Code enforcement cases: a. 99 property- numerous code enforcement calls to this property b. 111 property (Zoning History Case #2003-0456-SPH) or the sake of maintaining the safety of the community residents, elementary and high school students, Parks and Recreation participants, Short Line users and in order to maintain the character, amenities and general welfare of both the neighborhood, “WE” strenuously oppose the requested zoning change that could result in the deterioration of the safety and quality of life it would bring the Catonsville community.	Cindy & Lewis			
1-007			Kubiet and neighbors of Mellor	Opposed	
1-008	Please respect the area by the historic church which should be kept as is	Heather	Scarlattelli	Opposed	Change in Use
1-009	Keep house as is for office use with residential look. Requesting RO and not BL	Regina		In Favor Of	Change in Use
1-009		John	Cross	In Favor Of	Change in Use
1-009	Zoning change no threat	John	Parker	In Favor Of	Change in Use
1-009	I have known the family making this petition for many years and we support them in making this zoning change. I wholly support my fellow combat veteran neighbor in seeking this change	John	Cross	In Favor Of	Change in Use
1-009		Jennifer	Parker	In Favor Of	Change in Use
1-009		Raimon	Cary	In Favor of	Change in Use

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1-009	The Property is located at the intersection of Frederick Road (Md. Rte., 144) and South Rolling Road. Frederick Road is a highly traveled (18,000 vehicles per day) arterial roadway in southwest Baltimore County. Due to its location, the Property has lost its utility as a residence. It is immediately across the street from a school and within proximity of the Catonsville commercial core. The Master Plan 2020 provides for six “Transect/T-zones” that reflect land use patterns and development objectives. The T-zones vary by the level of intensity and type of use. The Property contains a T-3 (Sub-Urban) designation which aligns to the proposed ROA zoning as the T-3 zone allows “home occupations”. (Master Plan 2020, pg. 29). The Property is located within Growth Tier I by the State. Based upon input from their neighbors, the Applicants are amending their request to seek ROA zoning. This classification would permit adaptive re-use of the Property and building thereon for office (or home office) use, while retaining the existing building and thereby not impacting the visual character of the neighborhood. As stated in BCZR 202.2, the ROA zone cane “accommodate single/family...houses converted to office buildings in predominately residential areas on sites that, because of adjacent non-residential activity, heavy commercial traffic or other similar factors, can no longer reasonably be limited solely to uses allowable in moderate/density residential zones” (emphasis added).	Regina and Kirk	Sajauskas and Baurer	In Favor Of	Change in Use
1-009	I have lived in the community for 25 years. I am supportive of ROA zoning request as I believe it maintains and reflects the nature of the neighborhood. I know the owners of 1501 Frederick Road, who have been long time residents there. They are very supportive community residents.	John	Pomeroy	In Favor Of	Change in Use
1-009	I live in Oak Forest neighborhood near the property. I have lived there for 16 years. I support ROA request as it reflects the nature of neighborhood. I know the owners of 1501 Frederick Road, who have been long time residents there. They are very supportive community residents.	John	Cross	In Favor Of	Change in Use
1-009	6 other long time residents in Oak Forest Neighborhood supportive of ROA request as it reflects the nature of the the neighborhood and the applicants are supportive community residents	Oak Forest neighborhood Residents (Andrew Ewald, Michelle Gerlowski, Toni Hoteshow, John Parker, Susan Souder and Brent Smith)		In Favor Of	Change in Use
1-009	I am supportive of the rezoning request.	Brent	Tolbert-Smith	In Favor Of	Change in Use
1-009	I am supportive of the rezoning request.	Toni	Hiteshew	In Favor Of	Change in Use
1-009	I support the rezoning request.	Michelle Dwyer	Gerlowski	In Favor Of	Change in Use
1-009	I am supportive of the rezoning request.	John	Parker	In Favor Of	Change in Use
1-009	I support the rezoning request.	John	Pomeroy	In Favor Of	Change in Use
1-009	I support the request for a zoning change to permit an office as I believe that it does not alter the nature or character of the neighborhood.	Susan	Souder	In Favor Of	Change in Use
1-009	The Property Owners/Applicants request that the Planning Board recommend the ROA zoning request.	Regina Sajauskas &	Kirk Bauer	In Favor Of	Change in Use
1-009	I am supportive of the ROA zoning request.	Andrew	Ewald	In Favor Of	Change in Use
1-009	I live around the block from 1501 Frederick Road. I support the staff recommendation that zoning remain DR2 and that there be NO zoning change for 1501 Frederick Road	Katherine	Flamm	Opposed	Change in Use
1-009	Catonsville resident for more than 30 years. Don't want more traffic	Steven	Pugmire	Opposed	Change in Use
1-009	The house sits at the busy intersection of South Rolling (deliniated by residential use) and Frederick Road delianted by Hillcrest Elementary. The location is a "gateway" and pedestrian nexus to Catonsville proper, the Elementary school grounds, as well as leading to the Patapsco State Park down on Hilton. The zoning change will negatively impact traffic flow, pedestrian access and safety. Additionally, there is no business, office, retail use within immediate vicinity. Changing the use will destroy the residential, historic, appropriate scale and character of the neighborhood. Main street catonsville where the owners currently have their businesses remain a more appropriate place. The owners were having a "Yard Sale" of furniture (Which is the type of business currently on Main Street) at their house location extending at the sidewalk (preventing access) and at the traffice light this past summer. My concern is that this zoning change is a response to the complaints received. I am concerned that the zoning change will validate their right to do as they please even with public property at the sidewalks and traffic light.	Lili	Mundroff	Opposed	Change in Use
1-010	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighoring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-011	The business is singledout RO and everything in the surrounding is BL zoning	Bettina	Tebo (GABA)	In Favor Of	Other
1-011	Improvements to building. Arbutus business to thrive	Cynea	Saradpon	In Favor Of	Other
1-011	Eskimo Shack	Channan	Neville	In Favor Of	Other
1-011	Since GABA's formation and my presidency in 2016, the property owners have been a shining example of how the property owners should care for the property. The property is at a major intersection in the heart of Arbutus. The unique intersection also includes East Drive and Oregon Ave. Every other property at this intersection is zoned BL CCC. The BL zoning also extends up and down Sulphur Spring Rod, East Drive and oregon Avenue. The current zoning does not create a level to expand the grand fathered Eskimo Shack. It also restricts future creation of retail space at this location. The property is always clean and well maintained. Change in zoning will help them expand business. It is always good to have an existing business expand within our CRD.	Bettina	Tebo(Greater Arbutus Business Association-GABA)	In Favor Of	Development
1-011	This property already has numerous large trucks and trailers parked all around it is detracting from the community and everything that the community is trying to do to beautify and add aesthetics. This is not a parking lot for large transit vehicles which is what we are seeing right now. These vehicles need to be parked elsewhere. We do appreciate the owner updating the house adding new windows and such but with all the large vehicles it is taking up valuable parking spots from other businesses and is an eyesore to the center of Arbutus that many cars drive-by daily.	Shannon	Fren	Opposed	Development
1-011	THIS BUSINESS HAS LARGE TRAILER PARKED ON CARVILLE AVE FOR A MONTH. I FEEL THIS TYPE OF BUSINESS WOULD DETRACT FROM THE NEIGHBORHOOD. WHEN THE MOVIE IS OPEN PARKING IS AT PREMIUM. IF THIS BUSINESS PARKS THEIR VEHICLE ON THE STREET NOW, WHAT WILL THEY DO IF THEY GET THEIR REQUISTED ZONING CHANGE.	Jack	lancaster	Opposed	Development
1-012	Misconception in social media	Tim	Potter	In Favor Of	Development
1-012	Positive economic impact, basic needs, Hollins station development was a big success	Stephanie	Andrews	In Favor Of	Development
1-012	Lansdowne needs revitalization			In Favor Of	Development
1-012	Master Plan update needs more transperancy and should be clear. County code should close loop holes for developers to develop	Dayana	Bergman	No Opinion	Development
1-012	No Royal Farms	Salman	I	Opposed	Development
1-012	No Royal Farms	Junnaid	Aslam	Opposed	Development
1-012	No Royal Farms	Shabna	Kausan	Opposed	Development
1-012	No Royal Farms	Raza		Opposed	Development
1-012	No Royal Farms	Tim	C	Opposed	Development
1-012	Royal Farms wants to build on every business	Mis		Opposed	Development
1-012	Rezoning to As will cause a proliferation of gas station that will have a blighting influence on the community	Arif		Opposed	Development
1-012	Small business make area come to live	Arif		Opposed	Development
1-012	Let family and business live together	Abdul		Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
1-012	Do not need a truck stop			Opposed	Development
1-012	Too many Robbery. No Royal Farms			Opposed	Development
1-012	Killing business/families	Harris		Opposed	Development
1-012	We do not need a new/redeemed Royal Farms. The traffic is bad and do not need more noise pollution.	Selena and Jeremy	Maytum	Opposed	Development
1-012	Don't ruin the small business			Opposed	Development
1-012	Too many gas stations already. Will kill our singe operator gas station.	Steve	Sample	Opposed	Development
1-012	Additional traffic unacceptable in Hammonds Ferry Road	Ron	Whitehead	Opposed	Traffic/Safety
1-012	Against Masterplan, affect property value, reduce number of residential properties, more crime, traffic, pollution, toxic fumes and crime	Joseph	Hooe	Opposed	Development
1-012	Safety issues, Environmental concerns, There's already a Royal farms and other gas stations close by. Mr. Potter isn't a lansdowne resident and lives in Catonsville and wants to suppor the issue	Ernie	Bailey (Lansdowne Improvement Association)	Opposed	Development
1-012	Sunoco and 7/11 gas stations are there	Elizabeth	Knox	Opposed	
	1) Gasoline Hazards/Hazardous Substances/Fire Risks:- Three gasoline stations at one intersection and two stations side-by-side heighten the risks to neighbors, surrounding properties and the environment. 2) Traffice: The proposed traffic pattern proposed by Royal Farms for their gasoline station expansion would direct cars to exit from what is presently Hooe's Towing onto Hammonds Ferry Road where drivers will want to immediately access the beltway by making a left, which is not feasible in that location due to an existing traffic island and traffic pattern. There will be a significant increase in the number of vehicles making a left-hand turn into the proposed Royal Farms expansion from Hollins Ferry Road, which in that location the traffic lane is only one-car wide following an immediate change from a two-lane road after crossing the intersection. The traffic pattern proposed by Royal Farms for vehicles exiting the expansion will funnel drivers behind the 7-Eleven convenience store and Sunoco gasoline station leaving very little space between the building and those vehicles. 3) Environmental Concerns: The proposed Royal Farms expansion will be situated in an area where rainwater runoff flows downward along Hollins Ferry Road. Also, within 1.2 mile radius of Lansdowne proper, there are six other Royal Farms gasoline stations in addition to the current convenience store location on Hollins Ferry Road.				
1-012		Ernie	Bailey (Lansdowne Improvement Association)	Opposed	Development
1-012		B	Conti	Opposed	Environmental/Health Concerns
1-012		E	Yankulon	Opposed	Environmental/Health Concerns
1-012		Karl	M	Opposed	Environmental/Health Concerns
1-012		Teresa	Hanley	Opposed	Environmental/Health Concerns
1-012		Donna	Bailey	Opposed	Environmental/Health Concerns
1-012		Ernest	Bailey	Opposed	Environmental/Health Concerns
1-012		Karen	Cave	Opposed	Environmental/Health Concerns
1-012		Pat	Mando	Opposed	Environmental/Health Concerns
1-012		Phyllis	Sipes	Opposed	Environmental/Health Concerns
1-012		Ronnie	Stencil	Opposed	Environmental/Health Concerns
1-012		Sherri	Oluguez	Opposed	Environmental/Health Concerns
1-012		George	Paradigm	Opposed	Environmental/Health Concerns
1-012		Keli	Esposito	Opposed	Environmental/Health Concerns
1-012		Matthew	Esposito	Opposed	Environmental/Health Concerns
1-012		Robin	Esposito	Opposed	Environmental/Health Concerns
1-012		Steven	Esposito	Opposed	Environmental/Health Concerns
1-012		R	Garcia	Opposed	Environmental/Health Concerns
1-012		Samantha	H	Opposed	Environmental/Health Concerns
1-012		Steven	H	Opposed	Environmental/Health Concerns
1-012		David	Fleetood	Opposed	Environmental/Health Concerns
1-012		Chrissy	Fleetwood	Opposed	Environmental/Health Concerns
1-012		Bryan	Robinson	Opposed	Environmental/Health Concerns
1-012		Clark	K	Opposed	Environmental/Health Concerns
	Destroy community property values, reduce the number of homes in our community, reduce the amount of green space in our community, increase crime and pollution of all types, hurt surrounding businesses, hurt a community conservation area, goes against the 2020 Baltimore County Master Plan, more traffic accidents in Lansdowne, more crime in Lansdowne, fall in property values, less home ownership in our community, more pollution, more risks of fuel spills, mor runoff and flooding, big business harm our community.	Joe	Hooe	Opposed	Development
1-012	Killing small business and families	Harris		Opposed	Development
1-012	Rezoning will blight the neighborhood			Opposed	Development
1-012	Please let small business live			Opposed	Development
1-012	No Royal Farms	Safeler	Raiser	Opposed	Development
1-012	Enough gas stations everywhere	Scott	Barnes	Opposed	Development
1-012	repercussion of putting new gas stations in the area. There are 25 requests in total for gas stations. Please don't support.	Chris	Alleva	Opposed	Development
1-013		Ron	Whitehead	In Favor Of	
1-013	Parking tight in neighborhood, need more parking	Bettina	Tebo (GABA)	In Favor Of	Additional Parking
1-013	GABA supports the zoning change request for Ambrose properties. Parking in this area is always a challenge especially when there are multiple clients and services on the same day. Arbutus is currently experiencing incredible investment and economic development. Please help the trend by continue by supporting Issue #1-013.	Bettina	Tebo(Greater Arbutus Business Association-GABA)	In Favor Of	Additional Parking
	I AM THE PRESIDENT OF THE RIVERVIEW COMMUNITY ASSOCIATION, I SUPPORT THE REZONING REQUESTED BY AMBROSE FUNERAL HOME. THE BUSINESS HAS BEEN A VALUABLE MEMBER OF OUR COMMUNITY FOR MANY YEARS AND THE REZONING WILL ALLOW THEM TO BETTER SERVE THE COMMUNITY BY PROVIDING ADDITIONAL PARKING AND FACILITIES. THE EXCLUSION OF THE PAPER ROAD BY PLANNING IN ITS RECOMMENDATION, WHILE NOT NECESSARY IN MY OPINION, IS ACCEPTABLEION,ION, I SUPPORT THE REZONING REQUESTED BY AMBROSE FUNERAL HOME. THE BUSINESS HAS BEEN A VALUABLE MEMBER OF OUR COMMUNITY FOR MANY YEARS AND THE REZONING WILL ALLOW THEM TO BETTER SERVE THE COMMUNITY BY PROVIDING ADDITIONAL PARKING AND FACILITIES. THE EXCLUSION OF THE PAPER ROAD BY PLANNING IN ITS RECOMMENDATION				
1-013		RONALD	WHITEHEAD	In Favor Of	Additional Parking

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
1-013	Two public comments have been made in support of the issue so far and we offer the following information for your consideration. Ambrose has run a successful funeral for nearly a century. There is limited parking for the existing funeral establishment, so having acquired additional adjoining properties, a zoning change which would permit additional parking has been requested so the successful business can continue to serve the community. Ron Whitehead, President, Riverview Community Association and Bettina Tebo, Greater Arbutus Business Association spoke in support of the rezoning request. Pretty much every adjoining property owner that Ambrose has spoken with supports the rezoning request as it will reduce the impact of visitors to the funeral home will have on the community by adding off street parking. Department of Planning partially supported the request without including the paper street.		Smith, Gildea & Schmidt	In Favor Of	Additional Parking
1-013	opposed to any type of rezoning from it's current zone of Rural Residential.	Robin	Znamirowski	Opposed	Additional Parking
1-013	The change of zoning will allow the property to be sold to a commercial developer in lieu of an Assisted Living facility. I object to placing a commercial facility in the middle of a residential area.	Eric	Lee	Opposed	Additional Parking
1-014	14.5 acres, issue submitted by third party without knowledge, Martins have 6 catering halls, make no changes and would like to operate in BM zone	Ron	Slauter	In Favor Of	Other
1-014		Ron	Gallup	Opposed	Other
1-014	Having a large public facility will enact large draws on the well water of the area, which has otherwise been preserved by residential housing. The county recently put in speed bumps to make the residential area safer for children, putting a new business there is going to undo all of that progress. It does not matter what the business is, but the change in zoning now means that there can be single-family suburban homes right next to a Wal-Mart. This is unacceptable, and it lowers property values, makes the region around the business more dangerous for children and their families to play, including children of the elementary school down the street.	Clarice	McKee	Opposed	Other
1-014	It's a business not a residential facilities	Marie	Weber	Opposed	Other
1-014	Petitioner continues to seek to obtain zoning beneficial to their business interest without community involvement, environemntal impact evaluation, negative watershed effects, and without maintaining good community relations.	Sheridan	Stanley	Opposed	Other
1-015	Affect property values, quality of life will go down	Kay	Powell	Opposed	Development
1-017		Steven	kopp	In Favor Of	Development
1-017	Detrimental effect on the established residential community across from the OT in #35 and the Patapsco/Granite community. The Patapsco-Granite Community Plan, which reflects our needs and issues and is part of the Master Plan, shows that we border these parcels which are zoned for business and industry, yet are adjacent to our RC6 and the rural, historical, conservancy areas of Granite designated by RC2, RC5 and RC6. Our community plan was written because of the need to stabilize and preserve our rural character, history, and fragile environmentin the face of development pressure, land use and zoning issues. The few new homes in the Granite area incorporate large swaths of open space to preserve the rural character of this district which contains hundreds of historic sites. Appendix B of the Patapsco- Granite community plan lists these historic homes, barns, churches, cemeteries, slave quarters, the granite quarry, and other sites. Our rural roads are overwhelmed by outside traffic, including roads leading to flood prone Issue #1-017 and 1-035. Major business at this location would change the character of the community located there and our community too. A residential community located there would be a much better fit environmentally, and would blend in wth the established residential community and with Patapsco/Granite.	Denise	Maranto	In Favor Of	Development
1-017	Conservationist, health care of Patapsco, increase in traffice, increase in trash, decrease in air quality	GPCA		In Favor Of	Development
1-017		GPCA		In Favor Of	Development
1-017		Robert	Teller (GPCA)	In Favor Of	Development
1-017		GPCA		In Favor Of	Development
1-017				In Favor Of	Development
1-017	states that we need to balance reasonable rural growth with the preservation of the area's unique rural character and quality of life. The winding nature of the rural roads and the moderate to severe environmental constraints of the major streams, 100 year flood plains, stream buffers and steep slopes impose serious impediments for development. The plan promotes development that will have minimum negative impact on the quality of life currently enjoyed by our residents. The plan states that the area's rural character can be undermined by Development not in keeping with the character of the area Widening of the Rural Roads Zoning that is too dense due to the environmental features and constraints of the area The quality of the Public Schools THE CURRENT ZONING WILL HAVE A NEGATIVE IMPACT IN ALL 4 OF THESE AREAS Please keep in mind that new construction is already underway in the Community with the addition of Patapsco Glen. Before these new houses are finished we already have traffic congestion and safety concerns. The indirect access to major transportation from Route 70 and 29 have lead to an increase in traffic. Johnnycake and Dogwood are utilized by commuters enroute to jobs in Woodlawn. The traffic volumes on the main arterial routes have exceeded capacity level leading to unacceptable delays and accidents. The roads themselves are showing deterioration due to GPS sending heavy trucks along these roads as well as the heavy commuter traffic. The Storm Water Run Off down the hill on Johnnycake has lead to Hollifield Rd being washed out on at least 2 occasions during the Ellicott City Flooding. The bridge over the Patapsco River was recently the scene of an accident involving a truck which was unable to negotiate the sharp bend at the bridge. The delays during rush hour are unacceptable, and only made worse as cars wait for the train that closes the road. The Public Schools in the area are already overcrowded. Chadwick Elementary School's enrollment as of September 30, 2018 is 621. The State Rated Capacity (SRC) for this school is 408. Based on these numbers, Chadwick Elementary School is 152.21% of SRC Students who live near Chadwick are being sent to Dogwood Elementary, which is also over capacity. (Dogwood FTE is 685, SRC is 612, it is 111.93% over capacity) The proposed zoning of DR3 is much more in keeping with the character of the area	Carol	Moorefield	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
1-017	Important Factors to consider: Master Plan, Community Plan, RC6 zoning/ Resource Protection designation, SWCC/ Watershed Protection, Residential Development Capacity-Traffic, GPS effect clearly shows cannot take commercial traffic, Need for security mall revitalization, Local business promotion, Schools, Water run off (Rushing erosion, Storm damage, Pools of water and ice, Limitations of Johnny Cake Road), Quality of Community Life (preserve and enhance), Patapsco Heritage Greenway, Incentives for new residents who will commit to and nourish existing communities, Aberration of 2008 major business zoning (Not staff or board supported in 2008, no subsequent justifications on SSA and Metro expansion, no business justification:- all business and commercial development already directed to Security Mall and surrounding area opportunity zone and Woodlawn Commercial Revitalization District, Planning Department Recommendations have no known basis (no current refrences anywhere to renewed extension of Security Boulevard Department's purpose is implementation of Master Plan. Department's "Additional Comments" are flatly contradicted by County Executive's published commitment to furthering and strengthening the land use, resource protection, growth management and economic development of 2020 Master Plan in the 2030 Master Plan. Issue #1-17 and its application to #1-35 is completely consistent with these commitments. We are asking you to ensure the Baltimore County keeps its commitment and promises to our collective communities by recommending the more sustainable, compatible and environmentally responsible zoning requested by petition #1-17 and #1-35.		Greater Patapsco Community Association (GPCA) joined with the communities of Chadwick, Parkview Trail, Fairbrook, Parkview Crossing, Stonegate	In Favor Of	Development
1-017	Our committee seeks, supports and requests lower density development. Less built-up and paved acerage means more impervious surfaces and greater area for stormwater percolation, with the added beneficial action of fields and their flora cleaning the water and slowing runoff. This in turn will make for healtheir streams and help Baltimore County meet the TMDL of pollutants as required by the MD Department of the Environment and U.S. EPA.	Bob	Teller, Chairman, GPCA Watershed Committee	In Favor Of	Development
1-017	guide to development as well as to promote stabilization of this area. It states that we need to balance reasonable rural growth with the preservation of the area's unique rural character and quality of life. The winding nature of the rural roads and the moderate to severe environmental constraints of the major streams, 100 year flood plains, stream buffers and steep slopes impose serious impediments for development. The plan promotes development that will have minimum negative impact on the quality of life currently enjoyed by our residents. The plan states that the area's rural character can be undermined by development not in keeping with the character of the area				
1-017	Widening of the Rural Roads Zoning that is too dense due to the environmental features and constraints of the area The quality of the Public Schools THE CURRENT ZONING WILL HAVE A NEGATIVE IMPACT IN ALL 4 OF THESE AREAS Please keep in mind that new construction is already underway in the Community with the addition of Patapsco Glen. Before these new houses are finished we already have traffic congestion and safety concerns. The indirect access to major transportation from Route 70 and 29 have lead to an increase in traffic. Johnnycake and Dogwood are utilized by commuters enroute to jobs in Woodlawn. The traffic volumes on the main arterial routes have exceeded capacity level leading to unacceptable delays and accidents. The roads themselves are showing deterioration due to GPS sending heavy trucks along these roads as well as the heavy commuter traffic. The Storm Water Run Off down the hill on Johnnycake has lead to Hollifield Rd being washed out on at least 2 occasions during the Ellicott City Flooding. The bridge over the Patapsco River was recently the scene of an accident involving a truck which was unable to negotiate the sharp bend at the bridge. The delays during rush hour are unacceptable, and only made worse as cars wait for the train that closes the road.				
1-017	The Public Schools in the area are already overcrowded. Chadwick Elementary School's enrollment as of September 30, 2018 is 621. The State Rated Capacity (SRC) for this school is 408. Based on these numbers, Chadwick Elementary School is 152.21% of SRC				
1-017	Students who live near Chadwick are being sent to Dogwood Elementary, which is	Carol	Moorefield	In Favor Of	Development
1-017	lack of transperancy, disappointed with the department	GPCA		In Favor Of	Development
1-017	Patapsco Glen Development, overcrowding of schools	GPCA	GPCA	In Favor Of	Development
1-017		GPCA	GPCA	In Favor Of	Development
1-017		GPCA	GPCA	In Favor Of	Development
1-017	Narrow roads, steep slopes, minor collectors, flood plains	GPCA	GPCA	In Favor Of	Development
1-017	Patapsco Glen Development, rural Conservancy	GPCA	GPCA	In Favor Of	Development
1-017	Renewed ext of Security Blvd? Planning Dept? Opportunity area- Security Mall	GPCA	GPCA	In Favor Of	Development
1-017	No green space, Security blvd extension, no more development	James	Footman	In Favor Of	Development
1-017	Preserve the flexibility of commercial/residential development, will work with community/council	Adam	Rosenblatt	Opposed	Development
1-018	The lots are zoned primarily as DR 3.5, with a small portion of Account Number #0116151891 zoned as DR 5.5. My clients are seeking to change the zoning of the lots to BL. The change in zoning will capture the current state of development of the neighborhood. The lots are not adjacent to any residential development and sit in between Interstate-70 and the new Catonsville District Courthouse, that once finished, will have a 130,000 square foot building with a 4 1/2 story, 425 space parking garage. The attached maps illustrate the location of the lots. One of the two lots is improved by a single-family house, however, the house is vacant. When the house was occuppies, it was operating for commercial purposes as a veterinary clinic The other lot is unimproved. Given the location of the lots, it is unlikely that the lots will be used solely for residential purposes. The proposed change in zoning is compatible with the character of the neighborhood. The proposed change in zoning is compatible with the character of the neighborhood. The proposed change would enhance, rather than detract from amenities and property values in the neighborhood. Therefore, any impact to surrounding community will be minimal.	Herbert	Burgunder III (PK Law)	In Favor Of	Change in Use
1-019		Christopher	Zach (Relay Improvement Association)	In Favor Of	Development
1-019		Howard	Wellman (Relay Improvement Association)	In Favor Of	Development
1-019	Relay	Gabriele	Hourticolon	In Favor Of	Development
1-019	Traffic Hazordous of S. Rolling Road, not set up for more traffic. At capacity for traffic, Guinness Brewery also bringing in more traffic, need no more traffic	kristen	Ricigliano	In Favor Of	Development
1-019	Support the zoning change from DR3 and DR 5.5 to DR 2 because this will be consistent with the intent of the historic district. A historic district should not have high density housing.	Michael	Monde	In Favor Of	Development
1-019	I and my family are favoring the rezoning	Glenn	Lovelace	In Favor Of	Development
1-019	It is crucial that we maintain the historic nature of this Baltimore County Historic district by standardizing zoning to a lower density. The nature and spirit of the community is threatened by high density townhouses.	Ann	Fishman	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
1-019	Downzoning will help preserve the historic nature of the District and provide environmental benefit by rezoning infill and the amount of impervious surface.	John	Heinrichs	In Favor Of	Development
	Relay is historic. Baltimore City is only 5% historic. Please help to preserve historic districts in our couty by limiting new development and destroying the character historic districts provide.	Laura	Vanderbeek	In Favor Of	Development
1-019	Preserve historic nature, avoid infill, Simplify development plans	Ben	Young	In Favor Of	Development
1-019	Downzone to preserve historic character	Sherla	Muccio	In Favor Of	Development
1-019	Downzone. Less density	Kathleen	Plitt	In Favor Of	Development
1-019	44 votes at the meeting from RIA (Reisterstown Improvement Association, RIA) held on July 19, 2019	Chris	Zack, President RIA	In Favor Of	Development
1-019	The modification of CSXT's rail corridor and property to any other zoning will significantly limit or interfere with CSXt's ability to conduct future railroad operations and to repair, improve, or replace its existing railroad facilities and store materials needed for such operations and maintenance. CSXT objects to the proposed rezoning of CSXT property as it constitutes the impermissible regulation of CSXT's existing and future rail transportation activities.	Luiz	Vazques, Real Estate Specialist, CSX Transportation Inc.	Opposed	Development
	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-020	Doing small business for more than a decade, low traffic, mom and pop store, several big business around the area, all we want is a tag and title company	Zeeshan	Zafar	In Favor Of	Other

Don Mohler, Catonsville Parking Committee and Teal Cary, Excutive Director, Catonsville Chamber of Commerce convened an ad-hoc group of business men and women in 2019 to review the current state of parking in the Catonsville village. For clarity, the study focused on the commercial corridor along Frederick Road bounded by Melvin Avenue to the West and Bloomsbury Avenue to the east. The committee was charged with reviewing both short and long term issues related to parking in the Catonsville commercial revitalization district. The goal of the group was to do the preliminary analysis and then turn results over the county government and the Baltimore County Revenue Authority for consideration. The broader public was also invited to participate at every step along the way with Chamber seeking input at its website. The committee identified the need for additional parking. The group also recognized that the success was also creating parking demand that was stressing local businesses. The team proceeded to identify some low-hanging fruit that could help alleviate some of the demand in the short term. 746 Associates and Booth properties which owns Catonsville Square in the middle of village was extremely helpful in this endeavor. They own a large lot located at 24 Melrose Avenue behind the Social Service building which is an anchor tenant in its shopping center. This particular lot holds 80 cars and is often underutilized, with employees parking on the consumer lot in front of the building. On a typical day, this lot appears to handle about 30 cars per day. There are 27 employees in Social Services and they handle approximately 75 clients a day, although they may see as many as 130-150 at peak times in the middle of the month. There are 45 state employess on the second floor working in Long Term Care. Requiring employees to park on the rear lot could make as many as 40-50 parking spaces available to customers immediately. The discussion regarding this lot led to the analysis that a number of businesses could encourage their employees to park on this lot and not on the reserved for customers. Don Mohler immediately approached administrators in the County Department of Social Services to seek cooperation in moving its employees to the rear. They were very receptive and while progress is being made, it is still a work in progress. Other restaurants and business owners also agreed to move their employees to rear lot as well. To facilitate this change 746 Associates agree to make significant improvements to make it easier for employees to utilize the rear lot. It installed a sidewalk from the lot to the front of the building so that individuals could walk directly from the parking lot to the front of the building and not have to walk down Melrose Avenue to Frederic Road. They also improved the lighting and removed some shrubs and trees to enhance security. To make it easier the other merchants in the shopping center to have employees park on the rear lot, the woners installed rear doors to the facility for easy access. There has been significant private investment to address short-term issues. There is very little parking enforcement of the meters along Frederick Road. Revenue Authority officials acknowledge that one of the big issues in enforcement and that of turnover. Revenue authority representatives did not rule out a long-term stratify of some kind of structural parking in Catonsville as projects move forward. Jim and Don Mohler surveyed the village and identified 700 private spaces that could be used for parking when the business is closed and this includes the church lots. The team also identified approximately 700 privately owned parking spaces in the village, and has begun discussions with private business owners to allow public parking on those lots in off business hours. With this in mind, committee members are having individual discussions with other business owners and the County's Department of Public works. With the purchase of the properties along Melrose Avenue, the committee met with Planning Board (PB) member Todd Warren and memebtrs of the county planning staff. As a result of those discussions, PB member Todd raised the zoning issue along Melrose Avenue requesting a zoning change from RO to BL to accomodate the construction of additional parking lots adjacent to the existing lot which is dedicated to Social Services.

1-021	Don	Mohler, Parking Committee Co-chair and team	In Favor Of	Additional Parking
1-021	Don	Mohler	In Favor Of	Additional Parking

Need for more parking, Catonsville CRD, A& E

Thank you for this opportunity to discuss zoning issues 1-021 and 1-022 that are very important to support the ongoing economic growth in Catonsville’s Revitalization District which has also recently been designated at Baltimore County’s first Arts and Entertainment District by the State of Maryland. It is a pleasure to see so many friends here this evening. As you can see, members of the committee are joining me this evening, and although they were each prepared to speak in support of these issues, prolonging tonight’s meeting, but out of respect for your time, they have asked that I speak on their behalf.

Two minutes is not much time, so let me simply cut to the chase: businesses in Catonsville are booming with more exciting venues about to open. That growth is what spurs this request. The parking lot on Melrose Avenue directly behind Catonsville Square shopping center that serves the Social Services building is currently zoned BL. It is imperative that the other properties on Melrose Avenue from Egges Lane to Ingleside Avenue be designated BL as well. Such a change will allow the construction of additional parking to support the businesses of Catonsville. This is a request that cannot wait. The need is now.

We are here to support the zoning changes requested in Items 1-021and 1-022. We are very pleased the request has been supported by the County’s planning staff as well. The bottom line is that Catonsville is thriving- and that is a very good thing. That growth supports jobs. It increases the county’s tax base, and it supports the surrounding community. Thank you for considering this request.

1-021	Don	Mohler	In Favor Of	Additional Parking
1-021	Ross	Mark	Opposed	Additional Parking

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
1-021	The community strongly voiced that they were FOR re-zoning only for lot 746, NOT the residential homes. Residential homes do not need to be involved with this change. The existing lot is consistently empty since a connection through to the main shops does not exist. Another lot in the same area will have the same issues. The existing main parking is very often NOT full, a study has not been completed to prove that more parking is needed. A one-time experience of the lot looking kind of full was the only reason provided. Re-Zoning is being done prior to the parking study being completed. Additional parking will increase traffic down these narrow streets. Currently there is no plan to do any work to increase safety with the traffic being directed down these streets that already have an issue with speeding. The existing lot already has issues with flooding, by adding another lot the water will not have a place to drain and this issue will only be more problematic.	Sam	Pellerito	Opposed	Additional Parking
1-021	ISSUE 1-021 covers rezoning four properties, currently used as residences with owner occupancy by families in 3 of the 4 homes. These homeowners did not request the rezoning - a predatory business interest initiated this request. Changing from RO to BL would significantly impact their lending and resale potential for the homestead properties, effectively stripping hard working people from the home equity they have worked to build in the community. The reason given for the 1-021 rezoning is "parking" which further demonstrates the malicious intent behind the request. There is no potential for adding "parking" which requires BL zoning on the four lots under consideration without the total destruction of family homes. Current zoning of RO would allow small and home business use with some parking options. The zoning change request is therefore not appropriate and detrimental to the community at large. We fundamentally support revitalization efforts for the businesses along Frederick Road.	Dorothy	Phillips	Opposed	Additional Parking
1-021	Issue 21 consists of 4 properties, of those properties NONE of the homeowners applied for nor want their homes rezoned BL. The business group lobbying for this rezoning has an abundance of “political currency” and actual currency in Catonsville leaving the current homeowners feeling intimidated and anxious they’re being pressured from their homes. Which isn’t that far from the truth considering they will never be able to refinance or sell their property as a residential property if changed to BL. Forcing them to sell to who? Take a not-so-wild guess. The current parking lot on Melrose by definition was classic spot zoning and should never have been allowed to happen. It gave them a toe in the door and now they’re blatantly attempted to position themselves to gobble-up the entire street thereby removing the RO buffer that currently exists between the existing BL and DR5.5. So when are they going to stop destroying the charm & history of downtown Catonsville when they get to Route 40?	Maureen	Wingreen	Opposed	Additional Parking
1-021	The ill advised & poorly researched rezoning plan of the properties indicated in this issue offers no real benefit to the residents. Rather, it leaves the open the possibility for the destruction of this historical residential community for the purposes of parking. This is a residential area where children play, ride bikes and regularly walk. A parking garage or lot will certainly result in an increase in crime leaving the residents to include the elderly and children at risk of crimes. None of the residents who reside in these residences requested this rezoning. In fact, interested parties to include developers are asking for this. Moreover, these same interested parties make up the bulk of the “parking committee” that claim to have done a survey of community parking. There wasn’t a single resident of the affected properties invited to participate. This rezoning is an obvious usurping of the residents rights to live in the safe, family oriented neighborhood we paid to live in!	Laura	Couvillion	Opposed	Additional Parking
1-021	I was raised on Melrose Avenue and my family was truly intimidated by Mr. McNabb and Morseberger for most of my elementary school years in the 60's. My house IS the parking lot #16 Melrose Avenue next to Gladys Boardley's. This blatant attempt to rezone is what chased the black residents from Jones Avenue and Melrose Avenue, where you now have a strip mall, has never ceased. This is much of the same. Now, I'm on Fusting and the same thing is going on where the more fortunate are attempting to take over the less fortunate. Put us in YOUR nice houses, in YOUR neighborhoods where your children play and are privileged, or, stop feeding yourselves for profit off of others whom value their neighborhood as you do yours. Been here before. This is a long standing practice of bullying, intimidation and the destruction of family homes and neighborhoods to line the pockets of greedy developers intent on destroying historic neighborhoods with ZERO concern for the community.	Mary	Duvall	Opposed	Additional Parking
1-021	This property is registered Baltimore County historic property. We oppose the request to convert RO to a BL designation. The subject properties on Melrose Avenue., Ingleside Ave, and Egges Lane are located at the extreme headwaters of the Patapsco River. After storm, runoff from this area travels through Catonsville and down the Bull Branch for several miles before discharging to the Patapsco River. Runoff reaches the river in two hours or less, depending on the intensity of the rainfall. The pollutants in the stormwater runoff are then delivered to the Chesapeake Bay a few days later. Multiple propoerties have suffered damages due to flash flooding. The area is vulnerable to flooding due to lack of modern curb and gutters and storm water drain pipes across much of the catchment, an ineffective regional detention pond lcoated north of Fusting Ave, runoff from parking lots and an ancient, highly constricted set of Calverts underneath Frederick Road that can no longer pass floodwaters from extreme storms. Adding multiple impervious surfaces to our neighborhood means that our historic flooding problems will only grow worse over time. Independent stormwater management studies must be done to show how the proposed zoning change will improve runoff quality and reduce flooding over the entire catchment to Frederick road.	Sharon	Schueler	Opposed	Additional Parking
1-021	Oppose zoning changes from DR & RO to BL requested in 1-021 and 1-022. Zoning change eliminates the existing RO buffer and allows a BL intrusion into the DR residential neighborhood north of Melrose Ave with no buffer. This BL expansion is not included on any Master Plan for Catonsville and is not a logical expansion/densification of the Catonsville BL business corridor along Frederick Road towards I-695. The proposed BL properties are within 1 block (400 feet) of the Frederick Rd/Ingleside Ave "Failed" intersection with 1/2+ mile traffic backups common at rush hour. Note, also the No Left Turn restrictions at the Frederick/Ingleside intersection. The existing BL Booth Properties South and north of Melrose Ave were developed, redeveloped and density added with NO storm water management, NO increased sewer capacity, and NO improvements to adjacent public roads. Standard City Planning Models show NO "public parking benefit" to the Frederick Road corridor from parking north of Melrose Ave because the pedestrian travel distance exceeds 400 feet with no direct line-of-sight pedestrian routes plus pedestrian travel is required via the east to Ingleside Ave or west to Egges La. Note: The existing BL parking lot on the north side of Melrose only serves the adjacent Soc Serv office. Any public or other parking use on Melrose Ave should be established by "zoning variance" to the existing RO zoning, and not a BL zoning change to a privately owned property.	Jim	Himel (urban planner)	Opposed	Additional Parking
1-021	I had been very excited about the development of Catonsville businesses like 818 Market, State Fare Restaurant and Faidley's seafood. My excitement became shot lived after I fund out that an investor, 746 Associates LLC, purchased two residential properties on my street, 10 and 12 Melrose Avenue. Rezoning request includes 8 other residential properties to be rezoned from RO to BL. Don Mohler, Catonsville Parking Committee Cochair mentioned that this zoning change was needed to alleviate parking concerns for businesses on Frederick Road at the meeting. However, the only properties that could likely be used for parking are those owned by 746 Associates LLC at 10 and 12 Melrose Avenue.. These properties are connected with Issue 1-022. All other properties tied to the issues are privately owned. All properties but 12 Melrose Avenue are used as residences. An existing parking lot on Melrose Avenue is owned by 746 Associates LLC. This lot was originally allowed as Special Exception request was the need for parking. To this day that lot is no more than half full on weekdays and nearly empty on evenings and weekends as hown on a neighbor's surveillance video camera. Catonsville Parking Committee hasn't filly studied parking availability in the Catonsville community. Also, the committee failed to involve effected residents prior to requesting the zoning changes of their properties. The Parking Committee has not researched the impact such changes would have on property resale values, refinancing and taxation. At the zoning meeting Mr. Mohler was asked for justification for the rezoning request and he state that because 10 and 12 Melrose Avenue and other nearby properties are being considered for rezoning under 1-022, the properties at the opposite end of Melrose Avenue, should also be rezoned from RO to BL out of fairness and maintain consistency. Fairness to whom? It is not fair to me to live in fear of losing my home to commercial development. Existing RO is consistent for me and the neighbors.	Patricia	Stavis	Opposed	Additional Parking
1-021	Our neighbors and I do not understand why someone would think this is best for us or the broader community, despite our multiple efforts to aske these questions. We have not been told how this will affect our ability to refinance our home, sell our home in the future, or the potential impact on our tax burden. Turning our residence, and the four residences in our zoning lot into business zoning does absolutely nothing to solve Catonsville's parking concerns. Instead, it send a clear message to our five houses: we want your land for parking. Whether that is true or not, that is the clear message.	Lydia and Ross	Mark	Opposed	Additional Parking

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
1-021	The issues propose the rezoning of 10 residential properties in our neighborhood including our property at 107 Ingleside Avenue. 1) We may lose the residential tag on our property, which will prevent us from selling to another buyer for residential use 2) We do not want the possibility of an adjoining property being developed for a fast food type enterprise causing our property to possibly devalue 3) We feel this is a way to "take" our property for the bettering of the county or local businesses, by means of Eminent Domain 4) The county changed the zoning in the past from residential to Residential/office to appease an individual or group for their own purposes and needs. Now the county is going to appease another individual or group so that individual can get their "parking" issues resolved, 5) If the property is re-zoned to Business Local, it could possibly raise our property taxes. The existing parking lot already owned by 746 Associates is underutilized by patrons of Catonsville businesses. We were told by someone who is employed at the State Fair restaurant located on Frederick Road, that the owner of State Fair made mention to the employee that there are discussions about building a parking garage at the location where the current parking lot located on Melrose Avenue.	Eric and Carol	Mitchell	Opposed	Additional Parking
1-021	My family bought 109 Ingleside during the Civil war and my family helped install the first sewer and gas lines. With the rezoning issue we will have problems to finance our property as residential, we have flooding issues like in Ellicott City, the increase of impervious surface will cause more of what happened last year with just 10 or so inches of rain that caused major flooding along Frederick Road, and spread to our homes also. The environmental impact will hurt our whole community.	John	Leech III	Opposed	Additional Parking
1-021	are the following; 1. Undocumented rationale for "parking" need in an area not conducive to the introduction of more impermeable surfaces, 2. Predatory SPOT ZONING attempt to change zoning on properties without ownership or legal standing for the requested change. These two objections stem from our concern of the intended and unintended consequences of the passing of these two zoning changes. The small number of people involved in presenting this request have thus far demonstrated a blatant disregard for the social and economical benefit of the community. Their economic claims espoused have been purely personally motivated and actually present a likelihood of harming local residents and businesses. I stood up and spoke at the zoning hearing held at Landsdowne High School on March 3rd and submitted my statement in writing (copy attached). Since that time, I have done some more research and endeavored to mediate the situation with Mr. Mohler and Mr. Quirk, neither of whom have been forthcoming with any interest in addressing the underlying concerns. The senior Mohler brother was even heard making derogatory comments at a nearby restaurant (careful people this is a small community with lots of ears) about residents being too stupid to understand his need to develop the area. This overheard comment really did not help my attempts to quell the discontent with my fellow residents. I really am trying to find a MUTUALLY beneficial solution to concerns of development and preservation.....aka logical conservation and environmentally responsible community upgrades.. We fundamentally support revitalization efforts for the businesses along Frederick Road and other parts of Catonsville and want to be more involved. Parking, traffic flow, pedestrian safety and access to financing are key drivers of such revitalization - but it cannot be driven by one group in a bubble of outdated notions of what people want, this is 2020. We need to ask for more information and REAL research, not back of the napkin ideas vetted out in the offices of one entity that has considerable conflicts of interest. Think about it - I am afraid they have lost sight of the current reality of good old boys club ways. ISSUE 1-021 covers rezoning four properties, currently used as residences with owner occupancy by families in 3 of the 4 homes. These homeowners did not request the rezoning - a predatory business interest initiated this request. Changing from RO to BL would significantly impact their lending and resale potential for the homestead properties, effectively stripping hard working people from the home equity they have worked to build in the community. The reason given for the 1-021 rezoning is "parking" which further demonstrates the malicious intent behind the request. There is no potential for adding "parking" which requires BL zoning on the four lots under consideration without the total destruction of family homes. Current zoning of RO would allow small and home business use with some parking options. The zoning change request is therefore not appropriate and detrimental to the community at large.	Dori	Phillips	Opposed	Additional Parking
1-021	I am writing to object in the most strenuous terms to issues 1-021 and 1-022. These two issues are an intrusion and a threat to the quality of life in our neighborhood. Ours is a residential neighborhood that traces its roots back to 1840 and now has developers attempting to tear the very fabric of the our neighborhood apart. Their requests to change the zoning on properties from residential to business/ commercial would be a disaster. The noise and light pollution along with the increase in traffic on streets that in some cases is only 16 feet across with no sidewalks puts our properties and safety at risk. In addition the environmental impact could only be detrimental as well.				
1-021	Our properties were damaged by flooding over the last few years and there has been no specific remedy to the conditions that created that flooding. I hardly think that more paved surfaces and commercial buildings on on Egges Lane, Melrose Ave,Fusting Ave, and Ingleside Lane would improve our quality of life. Our meetings with the Parking committee were not particularly helpful and the subsequent assertions that further rezoning would be helpful to Catonsville and our neighborhood. We find to be unfounded. A number of residents in our neighborhood spoke to CZMP meeting at Lansdowne High School recently with regards to our request to deny this zoning changes. I echo their testimony to the Board.				
1-021	Thank you for this opportunity to write the board and I thank you in advance for agreeing with our request.	Brian	Nippard	Opposed	Additional Parking
1-021	Ingleside Ave, storm water run off, flash flooding, vulnerable area	Sharon	Schueler	Opposed	Additional Parking
1-021	Underutilized parking lot, 0.35 acres of parking not needed	Dorothy	Phillips	Opposed	Additional Parking
1-021	Spot zoning, under utilized parking, committee didn't provide any plans, no research done	Ross	Mark	Opposed	Additional Parking
1-021	Café affected by last flooding, very little community involvement with parking study. This should be a zoning variance and a zoning change, will create spot rezoning	Steven	Iampieri (Jennings Café)	Opposed	Additional Parking
1-021	Catonsville community conservation association	Jim	Himel (urban planner)	Opposed	Additional Parking
1-021	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-022	Need for more parking, Catonsville CRD, A& E	Don	Mohler	In Favor Of	Additional Parking

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1-022	Thank you for this opportunity to discuss zoning issues 1-021 and 1-022 that are very important to support the ongoing economic growth in Catonsville’s Revitalization District which has also recently been designated at Baltimore County’s first Arts and Entertainment District by the State of Maryland. It is a pleasure to see so many friends here this evening. As you can see, members of the committee are joining me this evening, and although they were each prepared to speak in support of these issues, prolonging tonight’s meeting, but out of respect for your time, they have asked that I speak on their behalf.	Don	Mohler	In Favor Of	Additional Parking
	Two minutes is not much time, so let me simply cut to the chase: businesses in Catonsville are booming with more exciting venues about to open. That growth is what spurs this request. The parking lot on Melrose Avenue directly behind Catonsville Square shopping center that serves the Social Services building is currently zoned BL. It is imperative that the other properties on Melrose Avenue from Egges Lane to Ingleside Avenue be designated BL as well. Such a change will allow the construction of additional parking to support the businesses of Catonsville. This is a request that cannot wait. The need is now.				
1-022	We are here to support the zoning changes requested in Items 1-021and 1-022. We are very pleased the request has been supported by the County’s planning staff as well. The bottom line is that Catonsville is thriving- and that is a very good thing. That growth supports jobs. It increases the county’s tax base, and it supports the surrounding community. Thank you for considering this request.				
	This property is registered Baltimore County historic property. We oppose the request to convert RO to a BL designation. The subject properties on Melrose Avenue., Ingleside Ave, and Egges Lane are located at the extreme headwaters of the Patapsco River. After storm, runoff from this area travels through Catonsville and down the Bull Branch for several miles before discharining to the Patapsco River. Runoff reaches the river in two hours or less, depending on the intensity of the rainfall. The pollutants in the stormwater runoff are then delivered to the Chesapeake Bay a few days later. Multiple propoerties have suffered damages due to flash flooding. The area is vulnerable to flooding due to lack of modern curb and gutters and storm water drain pipes across much of the catchment, an ineffective regional detention pond lcoated north of Fusting Ave, runoff from parking lots and an ancient, highly constricted set of Calverts underneath Frederick Road that can no longer pass floodwaters from extreme storms. Adding multiple impervious surfaces to our neighborhood means that our historic flooding problems will only grow worse over time. Independent stormwater management studies must be done to show how the proposed zoning change will improve runoff quality and reduce flooding over the entire catchment to Frederick road.	Sharon	Schueler	Opposed	Additional Parking
1-022	Oppose zoning changes from DR & RO to BL requested in 1-021 and 1-022. Zoning change eliminates the existing RO buffer and allows a BL intrusion into the DR residential neighborhood north of Melrose Ave with no buffer. This BL expansion is not included on any Master Plan for Catonsville and is not a logical expansion/densification of the Catonsville BL business corridor along Frederick Road towards I-695. The proposed BL properties are within 1 block (400 feet) of the Frederick Rd/Ingleside Ave "Failed" intersection with 1/2+ mile traffic backups common at rush hour. Note, also the No Left Turn restrictions at the Frederick/Ingleside intersection. The existing BL Booth Properties South and north of Melrose Ave were developed, redeveloped and density added with NO storm water management, NO increased sewer capacity, and NO improvements to adjacent public roads. Standard City Planning Models show NO "public parking benefit" to the Frederick Road corridor from parking north of Melrose Ave because the pedestrian travel distance exceeds 400 feet with no direct line-of-sight pedestrian routes plus pedestrian travel is required via the east to Ingleside Ave or west to Egges La. Note: The existing BL parking lot on the north side of Melrose only serves the adjacent Soc Serv office. Any public or other parking use on Melrose Ave should be established by "zoning variance" to the existing RO zoning, and not a BL zoning change to a privately owned property.	Jim	Himel (urban planner)	Opposed	Additional Parking
	I had been very excited about the development of Catonsville businesses like 818 Market, State Fare Restaurant and Faidley's seafood. My excitement became shot lived after I fund out that an investor, 746 Associates LLC, purchased two residential properties on my street, 10 and 12 Melrose Avenue. Rezoning request includes 8 other residential properties to be rezoned from RO to BL. Don Mohler, Catonsville Parking Committee Cochair mentioned that this zoning change was needed to alleviate parking concerns for businesses on Frederick Road at the meeting. However, the only properties that could likely be used for parking are those owned by 746 Associates LLC at 10 and 12 Melrose Avenue.. These properties are connected with Issue 1-022. All other properties tied to the issues are privately owned. All properties but 12 Melrose Avenue are used as residences. An existing parking lot on Melrose Avenue is owned by 746 Associates LLC. This lot was originally allowed as Special Exception request was the need for parking. To this day that lot is no more than half full on weekdays and nearly empty on evenings and weekends as hown on a neighbor's surveillance video camera. Catonsville Parking Committee hasn't filly studied parking availability in the Catonsville community. Also, the committee failed to involve effected residents prior to requesting the zoning changes of their properties. The Parking Committee has not researched the impact such changes would have on property resale values, refinancing and taxation. At the zoning meeting Mr. Mohler was asked for justification for the rezoning request and he state that because 10 and 12 Melrose Avenue and other nearby properties are being considered for rezoning under 1-022, the properties at the opposite end of Melrose Avenue, should also be rezoned from RO to BL out of fairness and maintain consistency. Fairness to whom? It is not fair to me to live in fear of losing my home to commercial development. Existing RO is consistent for me and the neighbors.	Patricia	Stavis	Opposed	Additional Parking
1-022	Our neighbors and I do not understand why someone would think this is best for us or the broader community, despite our multiple efforts to aske these questions. We have not been told how this will affect our ability to refinance our home, sell our home in the future, or the potential impact on our tax burden. Turning our residence, and the four residences in our zoning lot into business zoning does absolutely nothing to solve Catonsville's parking concerns. Instead, it send a clear message to our five houses: we want your land for parking. Whether that is true or not, that is the clear message.	Lydia and Ross	Mark	Opposed	Additional Parking
	The issues propose the rezoning of 10 residential properties in our neighborhood including our property at 107 Ingleside Avenue. 1) We may lose the residential tag on our property, which will prevent us from selling to another buyer for residential use 2) We do not want the possibility of an adjoining property being developed for a fast food type enterprise causing our property to possibly devalue 3) We feel this is a way to "take" our property for the bettering of the county or local businesses, by means of Eminent Domain 4) The county changed the zoning in the past from residential to Residential/office to appease an individual or group for their own purposes and needs. Now the county is going to appease another individual or group so that individual can get their "parking" issues resolved, 5) If the property is re-zoned to Business Local, it could possibly raise our property taxes. The existing parking lot already owned by 746 Associates is underutilized by patrons of Catonsville businesses. We were told by someone who is employed at the State Fair restaurant located on Frederick Road, that the owner of State Fair made mention to the employee that there are discussions about building a parking garage at the location where the current parking lot located on Melrose Avenue.	Eric and Carol	Mitchell	Opposed	Additional Parking
1-022	My family bought 109 Ingleside during the Civil war and my family helped install the first sewer and gas lines. With the rezoning issue we will have problems to finance our property as residential, we have flooding issues like in Ellicott City, the increase of impervious surface will cause more of what happened last year with just 10 or so inches of rain that caused major flooding along Frederick Road, and spread to our homes also. The environmental impact will hurt our whole community.	John	Leech III	Opposed	Additional Parking

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1-022	are the following; 1. Undocumented rationale for "parking" need in an area not conducive to the introduction of more impermeable surfaces, 2. Predatory SPOT ZONING attempt to change zoning on properties without ownership or legal standing for the requested change. These two objections stem from our concern of the intended and unintended consequences of the passing of these two zoning changes. The small number of people involved in presenting this request have thus far demonstrated a blatant disregard for the social and economical benefit of the community. Their economic claims espoused have been purely personally motivated and actually present a likelihood of harming local residents and businesses.				
	I stood up and spoke at the zoning hearing held at Landsdowne High School on March 3rd and submitted my statement in writing (copy attached). Since that time, I have done some more research and endeavored to mediate the situation with Mr. Mohler and Mr. Quirk, neither of whom have been forthcoming with any interest in addressing the underlying concerns. The senior Mohler brother was even heard making derogatory comments at a nearby restaurant (careful people this is a small community with lots of ears) about residents being too stupid to understand his need to develop the area. This overheard comment really did not help my attempts to quell the discontent with my fellow residents. I really am trying to find a MUTUALLY beneficial solution to concerns of development and preservation.....aka logical conservation and environmentally responsible community upgrades..				
	We fundamentally support revitalization efforts for the businesses along Frederick Road and other parts of Catonsville and want to be more involved. Parking, traffic flow, pedestrian safety and access to financing are key drivers of such revitalization - but it cannot be driven by one group in a bubble of outdated notions of what people want, this is 2020.				
	We need to ask for more information and REAL research, not back of the napkin ideas vetted out in the offices of one entity that has considerable conflicts of interest. Think about it - I am afraid they have lost sight of the current reality of good old boys club ways.				
1-022	ISSUE 1-021 covers rezoning four properties, currently used as residences with owner occupancy by families in 3 of the 4 homes. These homeowners did not request the rezoning - a predatory business interest initiated this request. Changing from RO to BL would significantly impact their lending and resale potential for the homestead properties, effectively stripping hard working people from the home equity they have worked to build in the community.				
	The reason given for the 1-021 rezoning is "parking" which further demonstrates the malicious intent behind the request. There is no potential for adding "parking" which requires BL zoning on the four lots under consideration without the total destruction of family homes. Current zoning of RO would allow small and home business use with some parking options. The zoning change request is therefore not appropriate and detrimental to the community at large.	Dori	Phillips	Opposed	Additional Parking
	I am writing to object in the most strenuous terms to issues 1-021 and 1-022. These two issues are an intrusion and a threat to the quality of life in our neighborhood. Ours is a residential neighborhood that traces its roots back to 1840 and now has developers attempting to tear the very fabric of the our neighborhood apart. Their requests to change the zoning on properties from residential to business/ commercial would be a disaster. The noise and light pollution along with the increase in traffic on streets that in some cases is only 16 feet across with no sidewalks puts our properties and safety at risk. In addition the environmental impact could only be detrimental as well.				
	Our properties were damaged by flooding over the last few years and there has been no specific remedy to the conditions that created that flooding. I hardly think that more paved surfaces and commercial buildings on Egges Lane, Melrose Ave,Fusting Ave, and Ingleside Lane would improve our quality of life. Our meetings with the Parking committee were not particularly helpful and the subsequent assertions that further rezoning would be helpful to Catonsville and our neighborhood. We find to be unfounded. A number of residents in our neighborhood spoke to CZMP meeting at Lansdowne High School recently with regards to our request to deny this zoning changes. I echo their testimony to the Board.				
1-022	Thank you for this opportunity to write the board and I thank you in advance for agreeing with our request.	Brian	Nippard	Opposed	Additional Parking
1-022	Ingleside Ave, storm water run off, flash flodding, vulnerable area	Sharon	Schueler	Opposed	Additional Parking
1-022	Underutilized parking lot, 0.35 acres of parking not needed	Dorothy	Philips	Opposed	Additional Parking
1-022	Spot zoning, under utilized parking, committee didn't provide any plans, no research done	Ross	Mark	Opposed	Additional Parking
1-022	Café affected by last flooding, very little community involvement with parking study. This should be a zoning variance and a zoning change, will create spot rezoning	Steven	Iampieri (Jennings Café)	Opposed	Additional Parking
1-022	Catonsville community conservation association	Jim	Himel (urban planner)	Opposed	Additional Parking
1-022	We oppose the request to change 1.7 acres of property from RO to BL.The request came from a business group that just acquired two of the smallest lots (less than 1/5)of the proposed 1-022 issue area. The original property owners did not ask for this change. We fully supports the revitalization efforts in Downtown Catonsville with new restaurants, a thriving farmers market and opportunities like 818 Market, while still cherishing the rich music culture that has been lost to so many other areas. February 24th the neighborhood finally was brought into the conversation to include the impacted property owners and adjoining neighbors for both issues 1-022 and 1-021. The ladies from the Planning Office were kind enough to come support Mr. Quirk with large print outs and explanations that were a first seen for many. There was lack of tranparency form the individuals representing the requested zoning changes. Issue #1-022 to rezone the section of Melrose and Ingleside simply does not make sense. The current parking lot at 24 Melrose was constructed while under RO zoning, with an exception. The community could embrace such an exception for lots 10 and 12, if appropriate planning and research is done to support the need and impact. This is a neighborhood with narrow streets, no sidewlaks, poor street lighting and congested intersections in serious need of infrastructure updates, outside the scope of zoning and concern for all. Adding more non-permeable surface to an already flood challenged area is something we need to address a community. We need a thorough professionsal study before moving forward. So let’s take a pause and put a pin in it - revisit our needs in the 2024 CZMP.	Dorothy	Philips	Opposed	Additional Parking
	The community strongly voiced that they were FOR re-zoning only for lot 746, NOT the residential homes. Residential homes do not need to be involved with this change. The existing lot is consistently empty since a connection through to the main shops does not exist. Another lot in the same area will have the same issues. The existing main parking is very often NOT full, a study has not been completed to prove that more parking is needed. A one-time experience of the lot looking kind of full was the only reason provided. Re-Zoning is being done prior to the parking study being completed. Additional parking will increase traffic down these narrow streets. Currently there is no plan to do any work to increase safety with the traffic being directed down these streets that already have an issue with speeding. The existing lot already has issues with flooding, by adding another lot the water will not have a place to drain and this issue will only be more problematic.				
1-022		Sam	Pellerito	Opposed	Additional Parking

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
1-022	ISSUE 1-022 covers rezoning six properties currently used as single family residences, small multi-family residences, and mixed use small business offices. The two smaller properties, #12 and 10 Melrose have recently been acquired by the petitioners behind this zoning request. These two lots represent less than 20% (0.35 acres) of the area of issue 1-022, the other property owners of the remaining 80% of the area are strongly against changing from RO to BL, there is no logical or immediately practical reason to make this zoning change. Citing "parking" as the only reason for change represents the lack of due diligence applied to the proposed zoning change. The parties interested in adding parking already own the underused parking lot at 24 Melrose Ave, which they constructed as an exception to the area zoned RO at the time. Asking for rezoning "because it is simpler" does not justify this favoritism to one minority interest and effectively condones spot zoning.	Dorothy	Phillips	Opposed	Additional Parking
1-022	With the exception of 746 Assoc, ALL of the property owners effected by issue 22 are opposed to it. Do you find it unusual a rezoning request was made for properties not owned by the applicant & against current owners wishes? Well you should. Reason given by the parking committee who by their own admission are not parking experts or storm water experts was "We need more parking" & cited several new businesses, who by the way have already secured parking for said businesses. We currently have an underutilized parking lot on Melrose, our properties flood regularly due to lacking storm water infrastructure. If changed to BL the effected homeowners will not be able to refinance their homes to say, put on a new roof let alone sell it as a residential property. And that's their end game, to own the entire street and develop it. I built a home here 13 years ago which backs to issue 22 (and 21) I would've never done so if it backed to a parking garage/office bldgs./etc. Would you have?? Doubtful.	Maureen	Wingreen	Opposed	Additional Parking
1-022	The residents of the homes directly affected by this rezoning AND those surrounding them vehemently oppose this rezoning. None of us were asked to be involved in ANY sort of parking study. None of us asked for this rezoning. None of us support it. What we support are responsible AND transparent plans for community growth. We ALL want to see Catonsville thrive but NOT at the cost of its residents. Please consider the negative impact this has on the environment, crime level, aesthetics, residents, and general feel of our sweet community. Parking would be better suited along Frederick Rd. The quaint historic homes that stand as reflections of our history are one of if not the main draw of visitors. We all work so hard to keep our homes looking beautiful. We are an invested tight knit community who care deeply about it. There is a proper answer to the address growth we all want. This sneaky backhanded plan isn't it. It will irreparably destroy the community. We can do better!	Laura	Couvillion	Opposed	Additional Parking
1-022	I was raised on Melrose Avenue and my family was truly intimidated by Mr. McNabb and Morseberger for most of my elementary school years in the 60's. My house IS the parking lot #16 Melrose Avenue next to Gladys Boardley's. This blatant attempt to rezone is what chased the black residents from Jones Avenue and Melrose Avenue, where you now have a strip mall, has never ceased. This is much of the same. Now, I'm on Fusting and the same thing is going on where the more fortunate are attempting to take over the less fortunate. Put us in YOUR nice houses, in YOUR neighborhoods where your children play and are privileged, or, stop feeding yourselves for profit off of others whom value their neighborhood as you do yours. Been here before. This is a long standing practice of bullying, intimidation and the destruction of family homes and neighborhoods to line the pockets of greedy developers intent on destroying historic neighborhoods with ZERO concern for the community.	Mary	Duvall	Opposed	Additional Parking
1-022	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-023	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-024	Service Garage	Michael	Tanczyn	In Favor Of	Other
1-026	Infrastructure in area needs restructuring	Jille	Parlett	Opposed	Development
1-026		Tammy	Dye	Opposed	Development
1-027	We need park in the community, NC Dorschester Avenue, Indoor Community Park	Kathyrn	Honaker	In Favor Of	Open Space
1-027	Eye soar to the community, Drugs, police can't monitor all day, dead body there, land should be given to the community	Bonnie	Winstead	In Favor Of	Open Space
1-028	Ingress be at the bridge. Further down be right turn only.	Therese	Traynum	No Opinion	Development
1-028	It saddens me that given the historic significance of Wilkens Rogers Mill at 27 Frederick Road, neither State nor National recognition are taken into consideration by Baltimore County... sort of perplexing to me that something that is recognized as historically significant to our Country would not also be significant to the local jurisdiction	Victoria	Goodman	No Opinion	Other
1-028	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-029	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-030	Stage for trolley cars in 40s, Support of Greater Oella Committee	Michael	Lanash	In Favor Of	Additional Parking
1-030	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-031	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-033	Lot of rumors that it is going to be commercial. If they are going to do something with the property we rather want to have it downzoned than commercial	Dawn	Shoutte	In Favor Of	Development
1-033	Property will be anyway sold to the developer, better to downzone to 1 house to an acre, need more green space, better to be downzoned rather than being commercial	Emily	Moore	In Favor Of	Development
1-033	Master Plan update needs more transperancy and should be clear. County code should close loop holes for developers to develop	Dayana	Bergman	No Opinion	Development
1-033	Should the property be downzoned it will likely devalue the club and could put it's future in jeopardy. This seems inconsistent with your record and punitive, done to soley prevent Rolling Road Golf Course from any further consideration of a proposed move. A move, i might add, that the membership has not even had an opportunity to vote on whether it wishes to formally explore. Return this process to the private owner, government and community stakeholders. Golf course has benefited not only member families but the greater community for over a hundred years. Regardless of whether or not a move ever comes to fruition, losing this organization as a result of downzoning the property would be a loss to Catonsville.	Karen	Stocksdale	Opposed	Development
1-033	Petitions opposing Rolling Road Golf Course	126 petitions		Opposed	Development

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1-033	I am a member of Beltway Realty Corp, entity that owns the 96 acres of land upon which its afflicted entity, Rolling Road Golf Club operates. We have been trying to find out why did Councilman Quirk put in this change? I sent the Planning Department a letter in January2019 detailing my attempt to get an answer from Councilman Quirk. This was followed by a letter in early February to our County Executive and which was sent again to Councilman Quirk and Planning Department. The Character of Beltway provides that upon its termination or dissolution, all proceeds go to Rolling Road, if it is a 501(c)(3) organization. But, it is not and never has been a 501 (c)(3) organization-which the public knows as including charities, religious organizations and educational institutions, to name only a few. Instead, Rolling Road is a 501 (c) (7) social club. As a result, upon its termination, all proceeds received by Beltway from a sale of its property will to one or more 501 (c) (3)organizations as chosen by the Board of Beltway, and most likely those operating in Baltimore County. Organizations like a church, synagogue or mosque, or an educational institution, like UMBC or CCBC, or social service organizations that help, for example, crime victims her in Baltimore County. But, the proposed downzoning takes those funds away from these organizations and more importantly, the people those organizations help, often in life crises situations. That's the reason the proposed downzoning of Beltway's 96 acres must not be allowed.	Steve	Gevarter	Opposed	Development
1-033	I'm very concerned about the extreme flooding conditions we will have if this parcel is allowed to be heavily developed. We already have pretty severe flooding issues in this area along Valley Road. Of course I am also concerned about the stress on aging infrastructure and the impact on the extra traffic would have in the particular area	Heather	Soartelli	Opposed	Development
1-033	As a resident and potential member of the golf club, I am opposed to the proposed zoning change due to lack of justification. The current ownership and use management along with a large number (over 100 tax paying residents and businesses of Catonsville) do not want this change. It is potentially an abuse of influence by a few to gain favoritism for their own financial gain. This is not beneficial to the community at large, and the individuals with legal standing are firmly against this request. There is no reasonable support or justification for the request, this zoning change would be socially irresponsible if enacted.	Dorothy	Phillips	Opposed	Development
1-033	South Rolling Road traffic congestion, Adding more homes more traffic, Patapsco waterway water issue, flooding, more development will ruin it	Linda	Reger	Opposed	Development
1-033	Against beltway realty corp, owns 96 acres, why did the council put this, can't figure out reason, know answer from councilman, letter to CE cced Planner Selvakumar	Steve	Gevarter	Opposed	Development
1-033	Deny the request, FB page: Councilman made a note to use it for park. If so county should acquire and pay less \$\$ if downzoned	David	katz	Opposed	Development
1-033	repercussion of putting new gas stations in the area. There are 25 requests in total for gas stations. Please don't support.	Chris	Alleva	Opposed	Development
1-033	Please kindly stop overdevelopment in the Catonsville area. The schools are at or over capacity and further development is not appropriate. The rule permitting development, even when schools are overcrowded, simply because neighboring areas are under capacity, makes little sense. Redistributing cannot and should not be used as a tool to promote the deliberate overcrowding of our schools.	Eddy	Middleman	Opposed	Other
1-034	Interested to get commercial zoning.	Diane	Zimmerman	No Opinion	Other
1-034	Currently our neighborhood has a tremendous amount of properties that are zoned commercial. The areas surrounding our residence have been zone commercial with plans to start building in the near future. There are several places of entertainment located in our neighborhood that create noise throughout the night and parking issues on our road. There is currently a large hole in one of the lots in the neighborhood. Several months ago, construction began however the area has been left unattended. With the increase in existing commercial properties, traffic involving large trucks are a constant now in the neighborhood. Businesses in the neighborhood and two group homes have excessive movement, shift changes, large trash removal around 4.30-5 a.m. There are very few existing "residential" properties located in this neighborhood. There is a small pocket of homes that are being surrounding by commercial properties. Thank you for your consideration in reviewing our property. We look forward to hearing from you regarding this matter.	Diane L. &J.	Zimmerman	No Opinion	Other
1-035	The property owner respectfully requests that the Planning Board adopt the Department of Planning Staff's recommendation that the existing zoning should remain the same. For the following reasons, the Planning Board does not need to further consider this rezoning request at the work session. The County Council created this CZMP issue but did not propose a change to the existing zoning. This was done to promote dialogue with those residential community associations immediately adjacent to the property. Those associations support the property owners plan to develop the property under the existing zoning. All of the comments seeking the property to be downzoned came from members of the Greater Patapsco Community Association, Inc., an association which represents residents far West from the property (bordering Howard County). Out of an abundance of caution, the property owner offers the following information for your consideration:- Elizabeth Parham and the Estate of Duane Ritter have had these properties in their family since the 1800s. The three residential association in the immediate vicinity all support the property owners plan to redevelop this property. The site is split zoned OT and DR 3.5. A PUD application for the property has been filed for a residential community and is being processed. Three directly adjacent community associations and one large religious congregation support the PUD namely 1) the Parkview Trail Community, the 2) Chadwick Homeowners Improvement Association, and 3) Stonegate at Patapsco all have written letters of support for the proposed PUD. Also, Pastor Bethea and The Set The Captives Free Church support the proposed PUD. The property is inside the URDL and can connect to public water and sewer. The Master Plan 2020, Patapsco/ Granite Area Community Plan, Patapsco Park and Open Space Concept Plan, Western Baltimore County Pedestrian and Bicycle Access Plan all support the current zoning. The properties around them have been or are being developed. Planning noted in its Issue Analysis Report that the Granite View and Patapsco Glen development are active. These development will help support the revitalization of Security Square Mall. Having designed a conceptual layout for development, the immediately adjacent communities support the development as PUD. The individuals seeking a downzoning live in the considerably more rural communities surrounding Granite, a far distance west of the property, and simply do not want to see any development. There is a need for new housing stock in close proximity to an area which suffers from a jobs to housing imbalance, namely, the Woodlawn CDP, home of the Social Security Administration and Centers for Medicaid and Medicare Services, as well as a multitude of private operating businesses.	Jason	Vettori, Smith, Gildea & Schmidt	In Favor Of	Development
1-035	Conservationist, health care of Patapsco, increase in traffice, increase in trash, decrease in air quality	GPCA		In Favor Of	Development
1-035		GPCA		In Favor Of	Development
1-035		Robert	Teller (GPCA)	In Favor Of	Development
1-035		GPCA		In Favor Of	Development
1-035				In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
1-035	<p>states that we need to balance reasonable rural growth with the preservation of the area’s unique rural character and quality of life. The winding nature of the rural roads and the moderate to severe environmental constraints of the major streams, 100 year flood plains, stream buffers and steep slopes impose serious impediments for development.</p> <p>The plan promotes development that will have minimum negative impact on the quality of life currently enjoyed by our residents. The plan states that the area’s rural character can be undermined by Development not in keeping with the character of the area</p> <p>Widening of the Rural Roads</p> <p>Zoning that is too dense due to the environmental features and constraints of the area</p> <p>The quality of the Public Schools</p> <p>THE CURRENT ZONING WILL HAVE A NEGATIVE IMPACT IN ALL 4 OF THESE AREAS</p> <p>Please keep in mind that new construction is already underway in the Community with the addition of Patapsco Glen. Before these new houses are finished we already have traffic congestion and safety concerns. The indirect access to major transportation from Route 70 and 29 have lead to an increase in traffic. Johnnycake and Dogwood are utilized by commuters enroute to jobs in Woodlawn. The traffic volumes on the main arterial routes have exceeded capacity level leading to unacceptable delays and accidents. The roads themselves are showing deterioration due to GPS sending heavy trucks along these roads as well as the heavy commuter traffic. The Storm Water Run Off down the hill on Johnnycake has lead to Hollifield Rd being washed out on at least 2 occasions during the Ellicott City Flooding. The bridge over the Patapsco River was recently the scene of an accident involving a truck which was unable to negotiate the sharp bend at the bridge. The delays during rush hour are unacceptable, and only made worse as cars wait for the train that closes the road.</p> <p>The Public Schools in the area are already overcrowded.</p> <p>Chadwick Elementary School’s enrollment as of September 30, 2018 is 621. The State Rated Capacity (SRC) for this school is 408. Based on these numbers, Chadwick Elementary School is 152.21% of SRC</p> <p>Students who live near Chadwick are being sent to Dogwood Elementary, which is also over capacity. (Dogwood FTE is 685, SRC is 612, it is 111.93% over capacity)</p> <p>The proposed zoning of DR3 is much more in keeping with the character of the area</p>	Carol	Moorefield	In Favor Of	Development
1-035	<p>Important Factors to consider: Master Plan, Community Plan, RC6 zoning/ Resource Protection designation, SWCC/ Watershed Protection, Residential Development Capacity- Traffic, GPS effect clearly shows cannot take commercial traffic, Need for security mall revitalization, Local business promotion, Schools, Water run off (Rushing erosion, Storm damage, Pools of water and ice, Limitations of Johnny Cake Road), Quality of Community Life (preserve and enhance), Patapsco Heritage Greenway, Incentives for new residents who will commit to and nourish existing communities, Aberration of 2008 major business zoning (Not staff or board supported in 2008, no subsequent justifications on SSA and Metro expansion, no business justification:- all business and commercial development already directed to Security Mall and surrounding area opportunity zone and Woodlawn Commercial Revitalization District, Planning Department Recommendations have no known basis (no current references anywhere to renewed extension of Security Boulevard Department's purpose is implementation of Master Plan. Department's "Additional Comments" are flatly contradicted by County Executive's published commitment to furthering and strengthening the land use, resource protection, growth management and economic development of 2020 Master Plan in the 2030 Master Plan. Issue #1-17 and its application to #1-35 is completely consistent with these commitments. We are asking you to ensure the Baltimore County keeps its commitment and promises to our collective communities by recommending the more sustainable, compatible and environmentally responsible zoning requested by petition #1-17 and #1-35.</p>		Greater Patapsco Community Association (GPCA) joined with the communities of Chadwick, Parkview Trail, Fairbrook, Parkview Crossing, Stonegate	In Favor Of	Development
1-035	<p>Our committee seeks, supports and requests lower density development. Less built-up and paved acerage means more impervious surfaces and greater area for stormwater percolation, with the added beneficial action of fields and their flora cleaning the water and slowing runoff. This in turn will make for healtheir streams and help Baltimore County meet the TMDL of pollutants as required by the MD Department of the Environment and U.S. EPA.</p>	Bob	Teller, Chairman, GPCA Watershed Committee	In Favor Of	Development

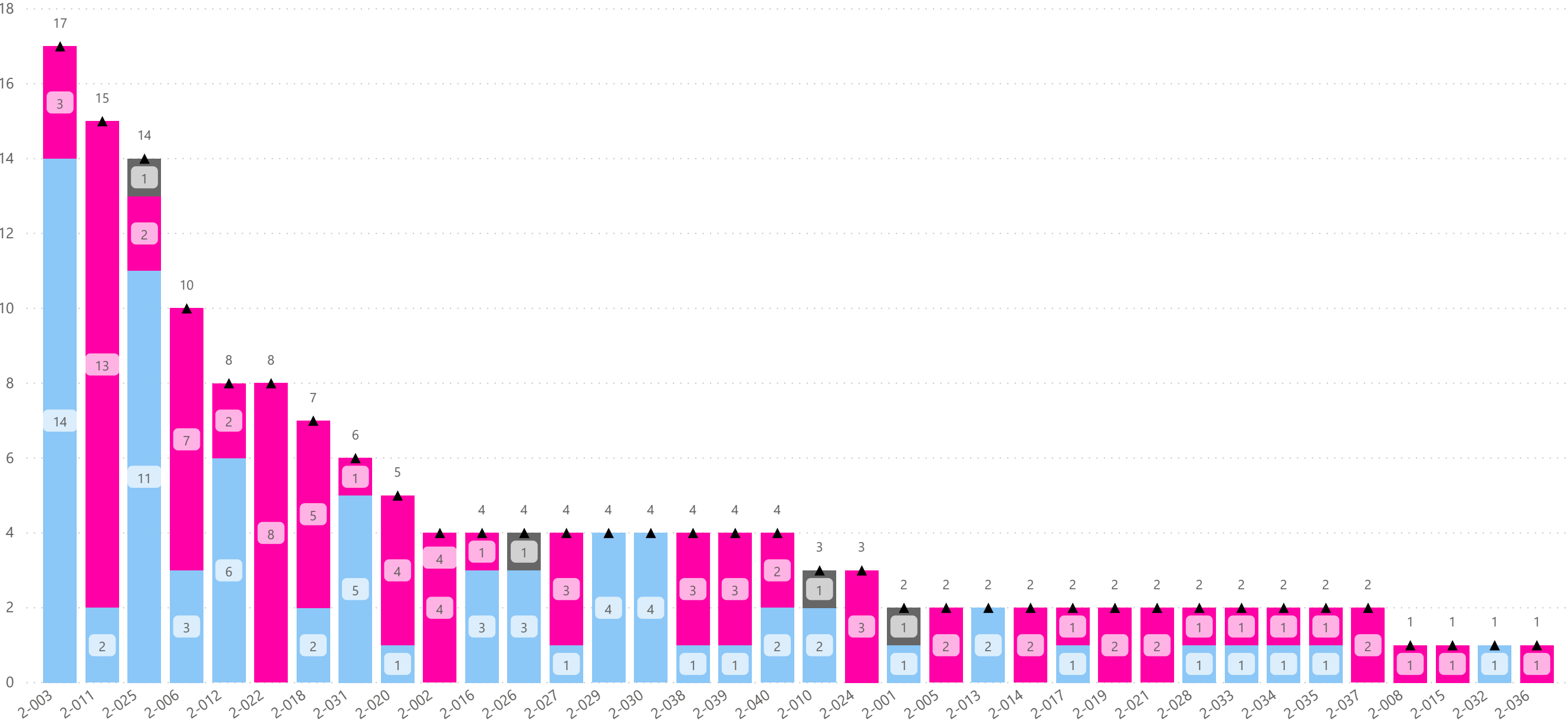
Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
	guide to development as well as to promote stabilization of this area. It states that we need to balance reasonable rural growth with the preservation of the area’s unique rural character and quality of life. The winding nature of the rural roads and the moderate to severe environmental constraints of the major streams, 100 year flood plains, stream buffers and steep slopes impose serious impediments for development. The plan promotes development that will have minimum negative impact on the quality of life currently enjoyed by our residents. The plan states that the area’s rural character can be undermined by development not in keeping with the character of the area				
	Widening of the Rural Roads Zoning that is too dense due to the environmental features and constraints of the area The quality of the Public Schools THE CURRENT ZONING WILL HAVE A NEGATIVE IMPACT IN ALL 4 OF THESE AREAS Please keep in mind that new construction is already underway in the Community with the addition of Patapsco Glen. Before these new houses are finished we already have traffic congestion and safety concerns. The indirect access to major transportation from Route 70 and 29 have lead to an increase in traffic. Johnnycake and Dogwood are utilized by commuters enroute to jobs in Woodlawn. The traffic volumes on the main arterial routes have exceeded capacity level leading to unacceptable delays and accidents. The roads themselves are showing deterioration due to GPS sending heavy trucks along these roads as well as the heavy commuter traffic. The Storm Water Run Off down the hill on Johnnycake has lead to Hollifield Rd being washed out on at least 2 occasions during the Ellicott City Flooding. The bridge over the Patapsco River was recently the scene of an accident involving a truck which was unable to negotiate the sharp bend at the bridge. The delays during rush hour are unacceptable, and only made worse as cars wait for the train that closes the road.				
	The Public Schools in the area are already overcrowded. Chadwick Elementary School’s enrollment as of September 30, 2018 is 621. The State Rated Capacity (SRC) for this school is 408. Based on these numbers, Chadwick Elementary School is 152.21% of SRC				
1-035	Students who live near Chadwick are being sent to Dogwood Elementary, which is	Carol	Moorefield	In Favor Of	Development
1-035	lack of transperancy, disappointed with the department	GPCA		In Favor Of	Development
1-035	Patapsco Glen Development, overcrowding of schools	GPCA	GPCA	In Favor Of	Development
1-035		GPCA	GPCA	In Favor Of	Development
1-035		GPCA	GPCA	In Favor Of	Development
1-035	Narrow roads, steep slopes, minor collectors, flood plains	GPCA	GPCA	In Favor Of	Development
1-035	Patapsco Glen Development, rural Conservancy	GPCA	GPCA	In Favor Of	Development
1-035	Renewed ext of Security Blvd? Planning Dept? Opportunity area- Security Mall	GPCA	GPCA	In Favor Of	Development
1-035	No green space, Security blvd extension, no more development	James	Footman	In Favor Of	Development
	Detrimental effect on the established residential community across from the OT in #35 and the Patapsco/Granite community. The Patapsco-Granite Community Plan, which reflects our needs and issues and is part of the Master Plan, shows that we border these parcels which are zoned for business and industry, yet are adjacent to our RC6 and the rural, historical, conservancy areas of Granite designated by RC2, RC5 and RC6. Our community plan was written because of the need to stabilize and preserve our rural character, history, and fragile environmentin the face of development pressure, land use and zoning issues. The few new homes in the Granite area incorporate large swaths of open space to preserve the rural character of this district which contains hundreds of historic sites. Appendix B of the Patapsco- Granite community plan lists these historic homes, barns, churches, cemeteries, slave quarters, the granite quarry, and other sites. Our rural roads are overwhelmed by outside traffic, including roads leading to flood prone Issue #1-017 and 1-035. Major business at this location would change the character of the community located there and our community too. A residential community located there would be a much better fit environmentally, and would blend in wth the established residential community and with Patapsco/Granite.				
1-035				Opposed	Development

Council District

2

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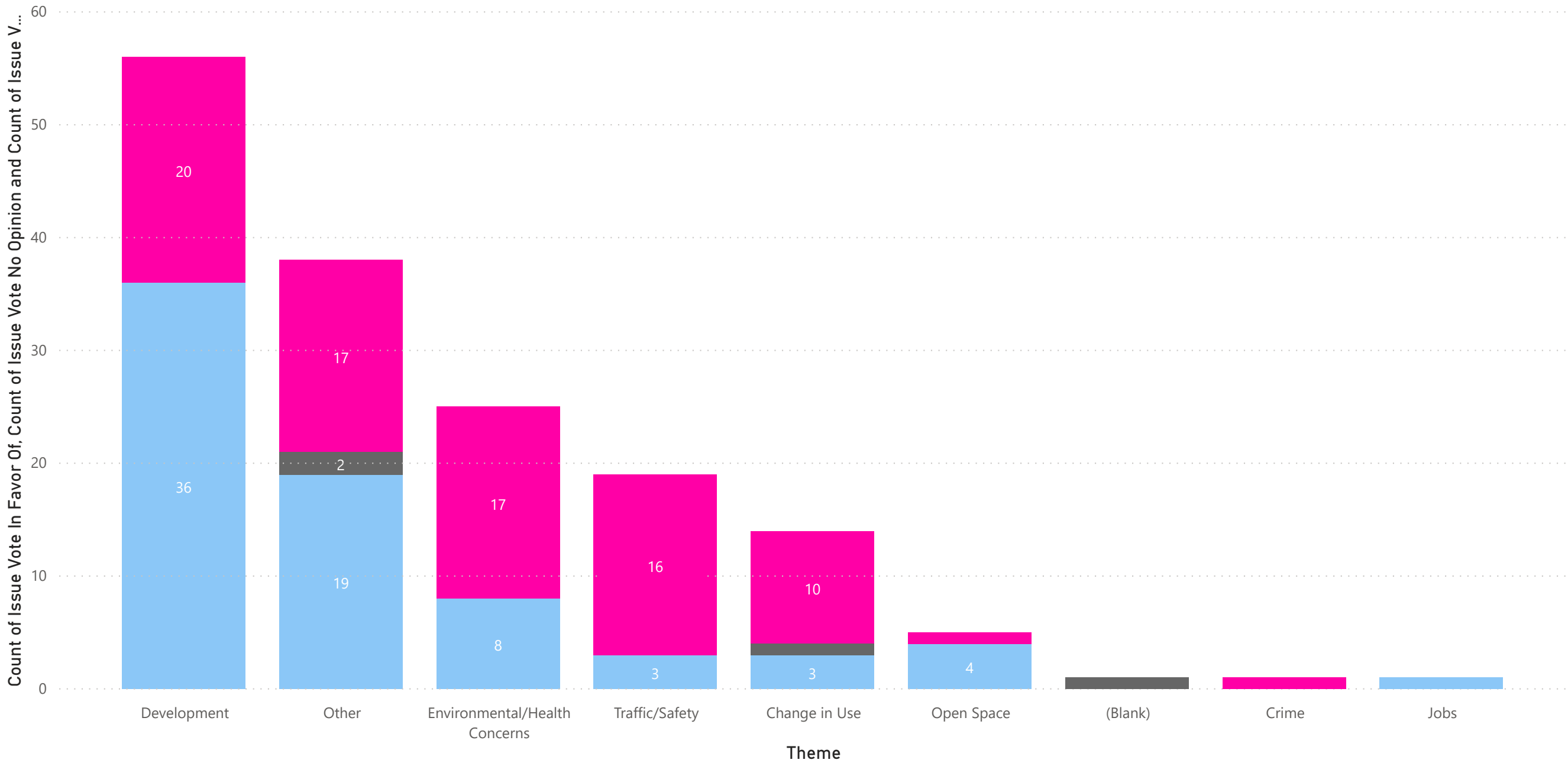


Issue Number

Council District

2

Count of Issue Vote In Favor Of Count of Issue Vote No Opinion Count of Issue Vote Opposed



Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
2-001	Wants a small expansion of the property to clean-up his commercial property along Reisterstown Rd.	Steven	Venick	In Favor Of	Change in Use
2-001	No position at this time	Alan	Zukerberg	No Opinion	
2-002	Don't need anymore gas/repair stations on Reisterstown Rd.	Bryan	Maynard	Opposed	Development
2-002	The applicant is Janet and Zoe Investments, LLC. The property is located near the intersection of Reisterstown Road and Austin Avenue, and adjoining the Sunoco gas station (BL and DR to BM AS ... another proposed gas station).	Mark	Stewart	Opposed	Development
2-002	Adjacent neighbor. Claims decreased property values. Pollution, traffic, light. There's 8 other gas stations in the area. Plenty of other auto service in area. Properties might have Code Enf. issues.	Joe	Gordon	Opposed	Environmental/H ealth Concerns
2-002	There are already too many gas stations in the Reisterstown area. There are 4 closed gas stations less than a mile from this side. There are more than enough auto repair facilities. s	Bryan	Maynard	Opposed	Development
2-003	I support the rezoning request by St. Mark's on-the-Hill for the affordable workforce project that would enable workers, regardless of age, to live near where they work.	Leslie	L	In Favor Of	Development
2-003	I am voting in favor of CZMP 2020 Issue 2-003. I fully support the Affordable Workforce Housing rezoning request by St. Mark's on-the-Hill.	Julia	Fritts	In Favor Of	Development
2-003	I am a resident of Baltimore County and I am voting to support CZMP 2020 Issue 2-003, the Affordable Workforce Housing rezoning request by St. Mark's on-the-Hill Episcopal Church.	Marian	Callaway	In Favor Of	Development
2-003	The St. Mark's on the Hill Affordable Housing Project is greatly needed in Pikesville. While there is affordable housing for seniors, there is not such housing for those of limited income who wish to live and work in Pikesville.	Barry	Richmond	In Favor Of	Development
2-003	Workforce Housing is essential for every successful community. It allows those who support our community, Police Cadets, Fire Fighters beginiing their careers, food industry employees,etc, those who continue to work during this National Crisis will be community memebbers at home and at work. We at Saint Mark's have been providing community outreach to Pikesville and Baltimore County for 145 years. Providing this opportunity to Pikesville and its work force will allow us to continue our mission for decades to come. PLEASE support this zoning change to help those who help us in both easy and difficult times.	Jerry	Mayer	In Favor Of	Development
2-003	I would like to echo the comments made by Barry Richmond and Jerry Mayer! Those comments say it all. This project is vital not only to the community which is served now by St.Mark's on the Hill church but also the churches survival is dependent upon this very important outreach ministry!	Richard	Tomlinson	In Favor Of	Development
2-003	Workforce housing is needed. Would support Pikesville businesses.	Jerry	Mayer	In Favor Of	Development
2-003	Applicant. Produce income to renovate the church and develop affordable housing for Pikesville. Several stood in support.	Dan	McCarthy	In Favor Of	Development
2-003	Sell the parcel for affordable housing with CHAI. Benefit the church, Pikesville, County. Standing group.	Julia	Fritts	In Favor Of	Development
2-003	Standing group. With CHAI. 30 years in Pikesville.	Ellen	Jarrett	In Favor Of	Development
2-003	Make county accessible to wide range of economic backgrounds.	Scott	Slater	In Favor Of	Development
2-003	Church had a mold issue for a year. Wants affordable housing with seniors. Claims there is a need for senior housing. Others have a waiting period.	Paulline	Black	In Favor Of	Development
2-003	Pikesville resident. This type of housing is needed.	Howard	Hyman	In Favor Of	Development
2-003	Wants the housing by church. Does have traffic concerns. No curb cut, but rather Sunrise/adjacent property shared access.	Howard	Needle	In Favor Of	Traffic/Safety
2-003	Does not want affordable housing. Claims Pikesville is saturated with this type of housing. There's major bus routes for others in low income.	Linda	Schwartz	Opposed	Development
2-003	Claims no need for this type of housing. There's other low rental housing? Quotes the DPW comment. Traffic issues. Wants a public park there.	Elaine	Glitten	Opposed	Development
2-003	Pikesville saturated with this type of housing (affordable, senior, workforce). Other issues with sub-interceptor, school capacity, traffic.	Alan	Zukerberg	Opposed	Development
2-005	Claims it is unlawful use of an illegally converted residence.	Alan	Zukerberg	Opposed	Change in Use
2-005	Says impossible to know what goes on there. Will set a precedent for "unlawful activities"	Mike	Whitefield	Opposed	Other

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
2-006	Suburban Club President. Mentioned the action plan - more residents to support CRD. Suburban Clubs wants to sell a portion of the gold course for development	Jack	Greenberg	In Favor Of	Change in Use
2-006	Board member of the SC. Support to Pikesville CRD. Claims members are in support. Working on covenant.	Ken	Fuller	In Favor Of	Development
2-006	Attorney. Working with community on plan. Opposes 2-026	Adam	Rosenblatt	In Favor Of	Other
2-006	Suburban Club issue. Commercial on club house is something can't support. Storm water issues.	Alan	Zukerberg	Opposed	Development
2-006	Suburban Club. Too dense, carving out the property. Working with Suburban Club to come to an agreement. Flooding issues. Wants a plan for the property.	Barry	Silverman	Opposed	Development
2-006	Lives by Suburban Club. Density is too high for proposed. Too many cars and traffic. May support DR 16.	Ali	Guarishi	Opposed	Traffic/Safety
2-006	Suburban Club. Opposes 2-006. Wants a master plan for the club's property.	Ruth	Goldstein	Opposed	Development
2-006	Opposes the issue.	Susan	Patz	Opposed	Development
2-006	Opposes the request.	Rachel	Rabinowitz	Opposed	Development
2-006	2-006 (opposes - might support DR 16 in portion); 2-011 (opposes)	Neville	Jacobs	Opposed	Other
2-008	Opposes RO depending upon impact on traffic.	Alan	Zukerberg	Opposed	Traffic/Safety
2-010	Owner since 1995. Neighbor is in support. This is small area left of RO.	Habib	Sartipy	In Favor Of	Development
2-010	His usuniess is adjacent and wants the zoning too.	Kenneth	Epps	In Favor Of	Jobs
2-010	The applicant is Habib Sartipy, Elite Lock and Key, involves 1.53 acres (DR/RO to BL). The house is next to apartments on the north side, similar houses to the south, near Garrison Forest School, and across Reisterstown Road from Home Depot and the former Giant Food.	Mark	Stewart	No Opinion	Change in Use
2-011	Claims price gauging by the one gas station. Claims property is big enough. Would buy a house by a gas station. Claims crime go down.	Keith	Rosenblum	In Favor Of	Other
2-011	Wants gas station in the neighborhood for convenience.	Jason	Ermin	In Favor Of	Other
2-011	51 comment forms submitted at March 5th PB public hearing, all opposed the issue.			Opposed	Other
2-011	Resident for 40 years. Noise in the evening. Crime statistics were presented for the property.	Michel	Lowenstein	Opposed	Crime
2-011	Has a petition signed by 1,000. Health and safety concerns.	Shira	London	Opposed	Environmental/H ealth Concerns
2-011	Claims the heath affects from gas stations. Maybe 1,000 ft.?	Elaine	Lowenstein	Opposed	Environmental/H ealth Concerns
2-011	Claims health issues. Fuel vapors.	Bruce	Blumenthal	Opposed	Environmental/H ealth Concerns
2-011	Health issues. Residential. Several stand. Claims noise issues. Garbage pick-up, litter.	Sheryl	Seidemann	Opposed	Environmental/H ealth Concerns
2-011	65 years ago gas was tried. County denied back then detrimental to the health, safety...still today. MP consistent.	Jay	Bernstein	Opposed	Environmental/H ealth Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
2-011	Environmental spills	Howard	Elbaum	Opposed	Environmental/H ealth Concerns
2-011	Royal Farms with gas are along commercial corridors. Smith Ave is overcrowded, traffic. Big trucks could disrupt the neighborhood.	Paul	Abrams	Opposed	Open Space
2-011	Vibrant neighborhood with kids.	Jayne	Gerson	Opposed	Other
2-011	referenced 2-029 and 2-030 as failed gas stations.	Chris	Alleve	Opposed	Other
2-011	Several in opposition of issue. Community. Traffic hazards and a death occurred. Huge trucks create issues congestion, backups to greenspring Ave.	Louie	Leder	Opposed	Traffic/Safety
2-011	2-006 (opposes - might support DR 16 in portion); 2-011 (opposes)	Neville	Jacobs	Opposed	Other
2-012	The existing zoning density allows for new development that is denser than the existing housing. Lowering the density to DR2 would bring the zoning in line with the existing housing. The neighborhood is old and the streets are privately owned rights of way. Streets are only one lane wide. Increased traffic from density development would be detrimental to the existing neighborhood. ately	Bryan	Maynard	In Favor Of	Development
2-012	Would deny developers to excessively develop the few remaining vacant parcels zoned as DR 3.5. Would prevent over development.	Herb	Weiss	In Favor Of	Development
2-012	The applicant is Patricia Gordon and includes 20.6 acres behind and partially around the Reisterstown WAWA (DR3.5 to DR2). This would deny developers the opportunity to excessively develop the few remaining vacant parcels zoned as DR3.5, and prevent the purchase of clusters of single-family homes, razing them and then over developing. This may inadvertently de-value some existing homes on DR3.5 lots by eliminating the re-development potential of the existing properties.	Mark	Stewart	In Favor Of	Development
2-012	The applicant is Patricia Gordon and includes 20.6 acres behind and partially around the Reisterstown WAWA (DR3.5 to DR2). This would deny developers the opportunity to excessively develop the few remaining vacant parcels zoned as DR3.5, and prevent the purchase of clusters of single-family homes, razing them and then over developing around the existing homeowner. The roads that provide ingress and egress to the Stocksdales, Woodley, and Dean Avenue community are barely wide enough to allow two-way travel let alone an increase in traffic flow.	Mary	Molinaro	In Favor Of	Development
2-012	DR 3.5 since mid 1970's. Smallest property is under an acre. DR 2 is more appropriate.	Patricia	Gordon	In Favor Of	Development
2-012	Resident of Stocksdales Ave. - utilities are going on their property. Egress issues, closest to R'town Rd.	Tiffany	Smith-Williams	In Favor Of	Development
2-012	Developer rep. Mentions Planning recommendation. Said it was a brand new ALJ who made decision.	Michael	Greenspun	Opposed	Development
2-012	Developer rep. claims there is enough road to accommodate possible traffic.	Jordon	Greenspun	Opposed	Traffic/Safety
2-013	The applicant is Afshin Attar and involves a parcel on Groff Lane (BL AS to BL). This removes the potential for a gas station on this flood-plain lot that had previously been proposed for a WAWA.	Mark	Stewart	In Favor Of	Development
2-013	Supports rezoning.	Afshin	Attar	In Favor Of	Other
2-014	Higher density could create more problems. Propose Royal Farms across the street could make traffic worse in area.	Alan	Zukerberg	Opposed	Traffic/Safety
2-014	Density create more problems. Traffic conditions at intersection. Gas station across the street.	Harry	Batemann	Opposed	Traffic/Safety
2-015	Mainly for keeping wooded areas and green space undeveloped, avoiding potentially horrible traffic situations	David	Frieman	Opposed	Traffic/Safety
2-016	Support request.	Alan	Zukerberg	In Favor Of	Open Space
2-016	Colonial Village. Wants to preserve the greenspace. Did not request the NC, but states wants NC. Colonial paid for greenspace.	Mark	Sapp	In Favor Of	Open Space
2-016	Supports, but wants his 770 sf parcel excluded from the issue.	Steven	Venick	In Favor Of	Other
2-016	Claims they cleaned up the property.	Paul	Bartlett	Opposed	Other
2-017	Consolidate the properties. Wants comprehensive plan for the aces, better storm water.	David	Shapiro	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
2-017	This parcel is across Reisterstown Road from the new Royal Farms and backs directly to DR3.5 properties. Some of the sub-parcels are indicated on both sides of Reisterstown Rd., suggesting that some parcels are in District 4. The request would convert DR3.5 and RO to BM. No defined use is suggested with the only justification being that the area needs to have uniform zoning.	Mark	Stewart	Opposed	Change in Use
2-018	Requested. Clubs closing. Wants to redev. Other surround commercial. Not losing open space.	Arthur	Apperstein	In Favor Of	Development
2-018	Says working with community groups-Zuckerberg. Offered no AS??	Chris	Mudd	In Favor Of	Other
2-018	Woodholme Country Club. BM AS is not appropriate. May support a BL classification with covenants.	Alan	Zukerberg	Opposed	Development
2-018	May concede to a portion of BL, covenants.	Arnold	Potler	Opposed	Development
2-018	Sign is missing. Local resident. Detriment to the local community. Environmental concerns	Scott	Berger	Opposed	Environmental/H ealth Concerns
2-018	Claims 2016 approval was bad decision. Retirement community.	Nadine	Weinstein	Opposed	Other
2-018	Traffic issues in this area.	Afshin	Attar	Opposed	Traffic/Safety
2-019	Area is of great concern to communities. The layout of area is abysmal, traffic is horrendous. Parking is overburdened.	Alan	Zukerberg	Opposed	Development
2-019	PUD should not have been allowed. Developer played words on intent of access onto greentree road. DZ to DR	Chazz	Ezron	Opposed	Development
2-020	Needs to increase access to property. Traffic on E Cherry Hill is causing access issues.	Roy	Houde	In Favor Of	Traffic/Safety
2-020	Traffic and pedestrian concerns. This is a failing or near failing intersection.	Herb	Weiss	Opposed	Traffic/Safety
2-020	The rationale for ROG’s position is based primarily on traffic and pedestrian concerns. This is a failing, or near failing, traffic intersection and a major off-ramp from I-795. This is also a significant pedestrian intersection for arriving and departing Franklin High school students. Safety must be of paramount consideration.	Mark	Stewart	Opposed	Traffic/Safety
2-020	The concerns for this potentially higher business development in an acre that abuts hemes of our neighboring Country Club Estates Community Association (CCECA) is primarily traffic and pedestrian. This is a failing, or near failing, traffic intersection and a major off-ramp from I-795. This is also a significant pedestrian intersection for arriving and departing Franklin Hitgh School students.	Mary	Molinaro	Opposed	Traffic/Safety
2-020	This would create additional traffic at an already crowded intersection. An office buildy would adversley change the makeup of the neighborhood .	Bryan	Maynard	Opposed	Traffic/Safety
2-021	A re-written justification with detail of the planned use should be required before any action is taken. Adjacent communities could seek covenant agreements to limit the wide range of uses that would be possible on this ML zone.	Mark	Stewart	Opposed	Change in Use
2-021	More manufacturing is not needed in this residential neighborhood.	Bryan	Maynard	Opposed	Change in Use
2-022	Until a comprehensive plan is established that protects the residential properties and offers them reasonable compensation, we must ask for a denial of this “routine” quadrennial CZMP request.	Mark	Stewart	Opposed	Change in Use
2-022	Visual center of neighborhood. Other properties were available, but Stoler didn’t buy.	Dennis	Orr	Opposed	Change in Use
2-022	Small neighborhood.	Andrew	Paris	Opposed	Development
2-022	Her property is a mess, others with flooding lights. He raised the lights- light pollution.	Susan	Scoville	Opposed	Environmental/H ealth Concerns
2-022	Kids in street, bright lights, employees parking on a one way, flooding through street.	Justin	Gorham	Opposed	Environmental/H ealth Concerns
2-022				Opposed	Other

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
2-022	One lane road and difficult turns. Infants and elderly in the area. Loud noises from the car sales lot.	Sharon	Cobb	Opposed	Traffic/Safety
2-022	Expanded property for an auto dealership is not needed in this residential neighborhood.	Bryan	Maynard	Opposed	Change in Use
2-024	Long standing resident. Does not want higher density.	Edna	Dorsey	Opposed	Development
2-024	Enough apartments in the area. Lots of traffic.	John	Madden	Opposed	Traffic/Safety
2-024	Mainly for keeping wooded areas and green space undeveloped, avoiding potentially horrible traffic situations	David	Frieman	Opposed	Traffic/Safety
2-025	The requested change from BM CCC to CB would allow commercial development at an appropriate scale for the area and avoid overtaxing basic services in the area, particularly the sewer system and road network.	Betsy	Wilmerding	In Favor Of	Development
2-025	Uphold county denial to use site as large mixed-use development. This property is a needed "green spot" for recreation, reflection, and forest and water conservation. We do not need more impervious surfaces and development in the area.	Penelope	Scott	In Favor Of	Development
2-025	The requested change from BM CCC to CB would allow commercial development at an appropriate scale for the area and avoid overtaxing basic services in the area, particularly the sewer system and road network.	Doug	Carroll	In Favor Of	Development
2-025	This parcel of land should not be zoned BM CCC. The property borders a vitally important natural preserve in the middle of densely developed Baltimore County and City. Please consider down zoning this parcel to something more suitable.	Paul	Saleh	In Favor Of	Environmental/H ealth Concerns
2-025	Opposed the 2016 issue. Claims that the BM CCC was a mistake.	Robert	Macht	In Favor Of	Other
2-025	Disappointed with the Ruxton association. Claims covenants broken.	Richard	North	In Favor Of	Other
2-025	Licensed engineer raised concerns.	Tatyana	North	In Favor Of	Other
2-025	BM CCC is a bad zone for the area. Claims CB will be profitable.	Deirdre	Smith	In Favor Of	Other
2-025				In Favor Of	Other
2-025	Traffic concerns.	Robert	Williams	In Favor Of	Traffic/Safety
2-025	The requested change from BM CCC to CB would allow commercial development at an appropriate scale for the area and avoid overtaxing basic services in the area, particularly the sewer system and road network.	Ann	Whitman	In Favor of	Development
2-025	Position unclear. Wants property to remain as-is??	Alan	Davis	No Opinion	Other
2-025	I support planning's recommendation of retaining BM-CCC with the RCA that exits between the developer and the Ruxton Riderwood Lake Roland Area Improvement Association, especially as a Tier-5 infill redevelopment site.	Jeffrey	Budnitz	Opposed	Development
2-025	Supports no change.	Baltimore	City	Opposed	Other
2-026	Supports the request.	Ruth	Goldstein	In Favor Of	Change in Use
2-026	2-026 (supports), Suburban Club will sell, wants regional park.	Susan	Patz	In Favor Of	Open Space
2-026	Supports the request.	Rachel	Rabinowitz	In Favor Of	Open Space
2-026	Suburban Club. Wants zoning shifted to aother area at corner of Slade Ave and Park Heights Ave.	Alan	Zukerberg	No Opinion	Other
2-027	Under bridge in Glyndon. Claims current zoning is a mistake. Wants outdoor storage of vehicle.	Steven	Ferrendi	In Favor Of	Development
2-027	The requested zone ML (manufacturing light) is a very intensive zone with many allowed uses not compatible with the rural village or surrounding agriculturally zoned properties.	Penelope	Scott	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
2-027	Letter from CSX Railroad stating that rezoning would disrupt their ability to conduct operation, repair, improvements and/or replacements.	Luis	Vasquez	Opposed	Change in Use
2-027	The requested zoning would allow over 190 different manufacturing functions. Some defined uses should be suggested by the current owner, and the Glyndon Community Association should enter into a covenant agreement that reasonably limits the scope of the potential uses before any change is considered. As an interim action, approval of MR zoning might be compromise solution.	Mark	Stewart	Opposed	Change in Use
2-028	Supports the requests.	Neville	Jacobs	In Favor Of	Environmental/H ealth Concerns
2-028	Record platted. Over 10 homes, but did 45 homes. 32 are complete. Unrelated party not with Shapiro.	Jeff	Shapiro	Opposed	Development
2-029	Currently abandones gas stations. Gas stations are not needed in this area.	Herb	Weiss	In Favor Of	Other
2-029	There are currently four abandoned gas stations in the immediate vicinity, plus two abandoned fast food stores (Farm Store and 7-Eleven). More combination gas stations/convenience stores are not needed in the area, especially as we enter the age of electronic automobiles. The new zoning may reduce the traditional value of these lots, but that is a cost the community is willing to bear. Rumor suggests that a potential sale is pending, but if this sale is not consummated by the end of July, the recommended change should be implemented.	Mark	Stewart	In Favor Of	Other
2-029	There are currently four abandoned gas stations in the immediate vicinity, plus two abandoned convenience stores (Farm Store and 7-Eleven). Gas stations/convenience stores are not needed in the area, especially as we enter the age of eliectronic automobiles. The new zoning may reduce the traditional value of these lots, but that is a cost the community should be able to bear.	Mary	Molinaro	In Favor Of	Other
2-029	Claims technology will decrease the need for vehicle aka gas stations. Wants adaptive reuse of the properties.	Mike	Ruby	In Favor Of	Development
2-030	Currently abandones gas stations. Gas stations are not needed in this area.	Herb	Weiss	In Favor Of	Other
2-030	Same as 2-029	Mark	Stewart	In Favor Of	Other
2-030	Same as 2-029	Mary	Molinaro	In Favor Of	Other
2-030	Claims technology will decrease the need for vehicle aka gas stations. Wants adaptive reuse of the properties.	Mike	Ruby	In Favor Of	Development
2-031	This lower density zoning would bring the density in line with the existing housing. Roads are one lane wide and privately owned rights of ways. Encouraging more traffic would be detrimental to this old neighborhood.	Bryan	Maynard	In Favor Of	Development
2-031	Does not want area to be over developed. Area should remain modest single-family homes.	Herb	Weiss	In Favor Of	Other
2-031	There may be some unintended diminishment of value to some properties with the reduced building potential, but the overall benefits from excessive high intensity development in this area of modest single-family homes needs to be preserved. Over the last 100 years, it has been developed with detached single-family homes with large parcels of land. Over time, it has more appropriately developed to fit the classification of DR2 zoning instead of DR3.5.	Mark	Stewart	In Favor Of	Development
2-031	This would deny developers the opportunity to excessively develop the few remaining vacant parcels zoned as DR3.5, and prevent the purchase of clusters of single-family homes, razing them and then over developing around the existing homeowner. The roads that provide ingress and egress to the Stocksdale, Woodley, and Dean Avenue community are barely wide enough to allow two-way travel let alone an increase in traffic flow.	Mary	Molinaro	In Favor Of	Development
2-031	Resident of Stacksdale Ave. - utilities are going on their property. Egress issues, closest to R'town Rd.	Tiffany	Smith- Williams	In Favor Of	Development
2-031	Developer rep. claims there is enough road to accommodate possible traffic.	Jordon	Greenspun	Opposed	Traffic/Safety
2-032	I oppose the zoning changes submitted for the afore referenced CZMP issues. I support the Department of Planning Staff recommendations of no change for this issue. In particular, for a parcels that has a primary sewer pipe running through it, a parcel that is already protected wetlands and/or flood plains, the application of the Neighborhood Commons designation, based several amendments that have occurred to that designation from 2011 to 2017, could possibly make the process of sewer rehabilitation more difficult, a rehabilitation process that produces a positive environmental impact.	Jeffrey	Budnitz	In Favor of	Environmental/H ealth Concerns
2-033	Supports the requests.	Neville	Jacobs	In Favor Of	Environmental/H ealth Concerns
2-033	I oppose the zoning changes submitted for the afore referenced CZMP issues. I support the Department of Planning Staff recommendations of no change for this issue. In particular, for a parcels that has a primary sewer pipe running through it, a parcel that is already protected wetlands and/or flood plains, the application of the Neighborhood Commons designation, based several amendments that have occurred to that designation from 2011 to 2017, could possibly make the process of sewer rehabilitation more difficult, a rehabilitation process that produces a positive environmental impact.	Jeffrey	Budnitz	Opposed	Environmental/H ealth Concerns

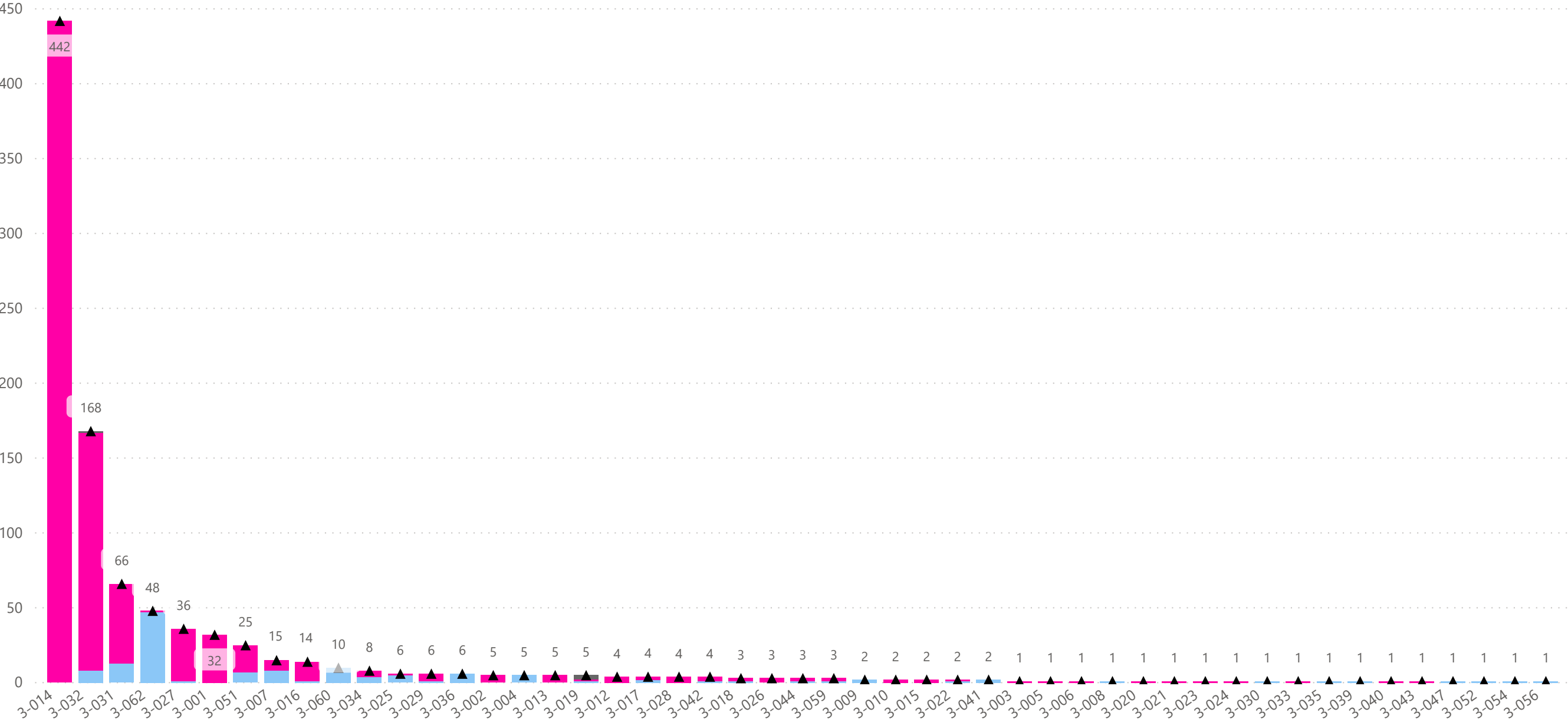
Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
2-034	Supports the requests.	Neville	Jacobs	In Favor Of	Environmental/H ealth Concerns
2-034	I oppose the zoning changes submitted for the afore referenced CZMP issues. I support the Department of Planning Staff recommendations of no change for this issue. In particular, for a parcels that has a primary sewer pipe running through it, a parcel that is already protected wetlands and/or flood plains, the application of the Neighborhood Commons designation, based several amendments that have occurred to that designation from 2011 to 2017, could possibly make the process of sewer rehabilitation more difficult, a rehabilitation process that produces a positive environmental impact.	Jeffrey	BUDnitz	Opposed	Environmental/H ealth Concerns
2-035	Supports the requests.	Neville	Jacobs	In Favor Of	Environmental/H ealth Concerns
2-035	I oppose the zoning changes submitted for the afore referenced CZMP issues. I support the Department of Planning Staff recommendations of no change for this issue. In particular, for a parcels that has a primary sewer pipe running through it, a parcel that is already protected wetlands and/or flood plains, the application of the Neighborhood Commons designation, based several amendments that have occurred to that designation from 2011 to 2017, could possibly make the process of sewer rehabilitation more difficult, a rehabilitation process that produces a positive environmental impact.	Jeffrey	Budnitz	Opposed	Environmental/H ealth Concerns
2-036	I oppose the zoning changes submitted for the afore referenced CZMP issues. I support the Department of Planning Staff recommendations of no change for this issue. In particular, for a parcels that has a primary sewer pipe running through it, a parcel that is already protected wetlands and/or flood plains, the application of the Neighborhood Commons designation, based several amendments that have occurred to that designation from 2011 to 2017, could possibly make the process of sewer rehabilitation more difficult, a rehabilitation process that produces a positive environmental impact.	Jeffrey	Budnitz	Opposed	Environmental/H ealth Concerns
2-037	I oppose the zoning changes submitted for the afore referenced CZMP issues. I support the Department of Planning Staff recommendations of no change for this issue. In particular, for a parcels that has a primary sewer pipe running through it, a parcel that is already protected wetlands and/or flood plains, the application of the Neighborhood Commons designation, based several amendments that have occurred to that designation from 2011 to 2017, could possibly make the process of sewer rehabilitation more difficult, a rehabilitation process that produces a positive environmental impact.	Jeffrey	Budnitz	Opposed	Environmental/H ealth Concerns
2-037	Supports no change.	Baltimore	City	Opposed	Other
2-038	Ruxton-Riderwood-Lake Roland Improvement Assoc. President.	Ward	Classman	In Favor Of	Environmental/H ealth Concerns
2-038	I oppose the zoning changes submitted for the afore referenced CZMP issues. I support the Department of Planning Staff recommendations of no change for this issue. In particular, for a parcels that has a primary sewer pipe running through it, a parcel that is already protected wetlands and/or flood plains, the application of the Neighborhood Commons designation, based several amendments that have occurred to that designation from 2011 to 2017, could possibly make the process of sewer rehabilitation more difficult, a rehabilitation process that produces a positive environmental impact.	Jeffrey	Budnitz	Opposed	Environmental/H ealth Concerns
2-038	Supports no change.	Baltimore	City	Opposed	Other
2-038		Kurt	Davis	Opposed	Other
2-039	2-038 (opposes); 2-025 (supports)	Elisabeth	Lewenz	In Favor Of	Other
2-039	I oppose the zoning changes submitted for the afore referenced CZMP issues. I support the Department of Planning Staff recommendations of no change for this issue. In particular, for a parcels that has a primary sewer pipe running through it, a parcel that is already protected wetlands and/or flood plains, the application of the Neighborhood Commons designation, based several amendments that have occurred to that designation from 2011 to 2017, could possibly make the process of sewer rehabilitation more difficult, a rehabilitation process that produces a positive environmental impact.	Jeffrey	Budnitz	Opposed	Environmental/H ealth Concerns
2-039	Supports no change.	Baltimore	City	Opposed	Other
2-039		Kurt	Davis	Opposed	Other
2-040	County streams. Several environmental concerns mentioned. (opposes 2-038)	Patty	Mochel	In Favor Of	Environmental/H ealth Concerns
2-040	No new commercial development appropriate for area.	Penelope	Scott	In Favor Of	Development
2-040	Supports no change.	Jeff	Butnitz	Opposed	Other
2-040		Kurt	Davis	Opposed	Other

Council District

3

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Count of Issue Vote In Favor Of Count of Issue Vote Opposed Count of Issue Vote No Opinion Total Count of Issue Vote

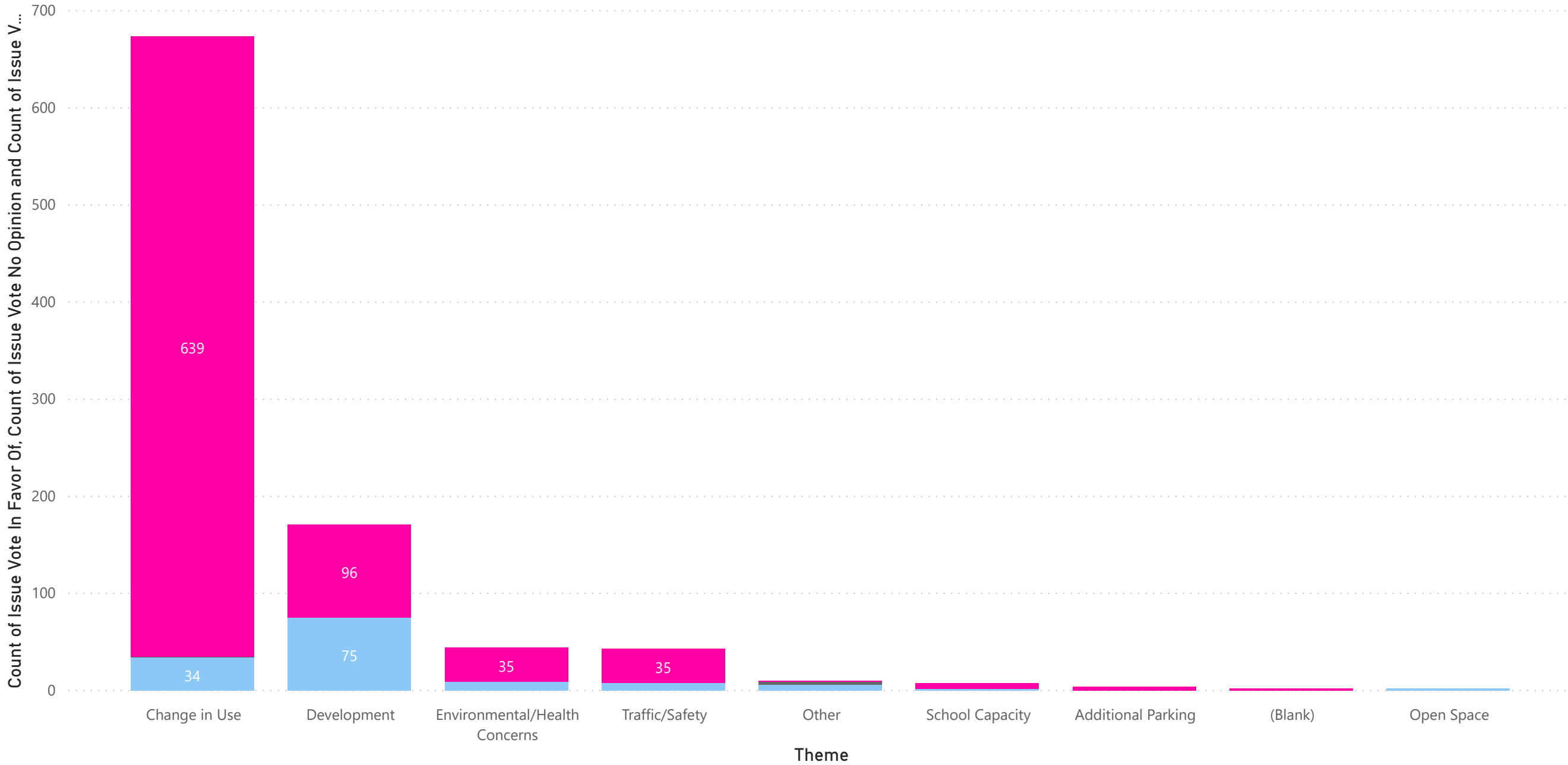


Issue Number

Council District

3

Count of Issue Vote In Favor Of Count of Issue Vote No Opinion Count of Issue Vote Opposed



Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-001	Request is inconsistent with RC 7 zoning land in conflict with the intent of RC 2 zoning.	Allan	Noonan	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Monica	Bernstein	Opposed	Development
3-001	The collective residents of the Hayfields Highlands Community Association would like to record our opposition to this proposed change in zoning. See the attached letter with our detailed comments. A petition in opposition containing approximately 45 signatures has been previously submitted.	Hayfields Highlands Commun		Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Diane	Forthuber	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning. Additional concerns for future contamination of well water given location of proposed change. While I appreciate their spoken goals, there is significant concern regarding the future usage of the property and this move is at odds with the EPS recommendations and recommendations of the staff of the planning analysis	Bryan	Wexler	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning. I am also concerned about the potential negative impact on our neighboring land that includes forest degradation, habit fragmentation and water contamination.	Karen	Scheu	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Robert	Scheu	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning. I am also concerned about the potential negative impact on our neighboring land that includes forest degradation, habit fragmentation and water contamination.	Ann	Address	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning. I am also concerned about the potential negative impact on our neighboring land that includes forest degradation, habit fragmentation and water contamination.	Ann	Morrill	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Marguerite	Forte	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	James	Hondroulis	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Ying	Lin	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Peyton	Forthuber	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Stephen	Forthuber	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Moorkath	Unni Sivarama	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Ashley	Forthuber	Opposed	Development
3-001	Request is inconsistent with the area's RC-7 zoning and the reasoning for request is in direct conflict with the intent of RC-2 zoning.	Mingwei	CHEN	Opposed	Development
3-001	Preserve our county's remaining natural beauty and rural character.	Joanne	Christian	Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	Marguerite&Jim Hondroulis		Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	Ron & Mary	Towle	Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	Bob & Karen	Scheu	Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	Monica	Levine	Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	John & Darlene Diakoulas		Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	Jeannette & Sen Nolan		Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	Tara & Anand	Dutta	Opposed	Environmental/Health Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-001	President of Hayfields Highlands Community Assoc.- has petition with 45 signatures opposing the issue, RC7 zoning to protect ecosystem and character, requested change would allow additional development which is counter to Master Plan, also counter to long standing environmental protections and preservation efforts	Diane	Forthuber	Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	Diane & Steve	Forthuber	Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	Moorkath Unn	Sivaraman	Opposed	Environmental/Health Concerns
3-001	requested change would be inconsistent for the area and would remove environmental protections and preservation measures that the county put in place over the last 2 decades	Martha & Allar	Noonan	Opposed	Environmental/Health Concerns
3-001	Valleys Planning Council. Oppose the change requested from RC7 (7.42) to RC2 (7.42)	Teresa	Moore	Opposed	Environmental/Health Concerns
3-001	Oppose the request as [the property] is in sensitive watershed land. Piecemeal rezoning is not the way to achieve and maintain smart growth. We need open space now more than ever.	Deirdre	Smith	Opposed	Environmental/Health Concerns
3-001	oppose change from RC7 (7.42) to RC2 (7.42). This area does not need denser residential zoning. It is to the benefit of the citizens of Baltimore County to maintain the rural quality of northern Baltimore County. It is inappropriate to take steps in an incremental fashion to expand residential density from rural to suburban.	Penelope	Scott	Opposed	Development
3-002	Preserve our county's remaining natural beauty and rural character.	Joanne	Christian	Opposed	Environmental/Health Concerns
3-002	Valleys Planning Council. Oppose the change requested from RC2 (9.78) to BL (9.74), RC@(.05). The restaurant wants to add almost 10 acres of BL zoning	Teresa	Moore	Opposed	Development
3-002	Oppose the request as [the property] is in sensitive watershed land. Piecemeal rezoning is not the way to achieve and maintain smart growth. We need open space now more than ever.	Deirdre	Smith	Opposed	Environmental/Health Concerns
3-002	the requested change from RC2 to BL on almost ten acres conflicts with the Baltimore County Master Plan.	Doug	Carroll	Opposed	Change in Use
3-002	the requested change from RC2 to BL on almost ten acres conflicts with the Baltimore County Master Plan which appropriately intends for that area to remain rural.	Elizabeth	Wilmerding	Opposed	Development

3-003	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use
3-004	Preserve our rural zoning	Richard	Ellerkmann	In Faver Of	Environmental/Health Concerns
3-004	Support and I vote.	Chad	McKee	In Favor Of	Development
3-004	Preserve our county's remaining natural beauty and rural character.	Joanne	Christian	In Favor of	Environmental/Health Concerns
3-004		Edward	Stick	In Favor of	Environmental/Health Concerns
3-004		Donald	Gertz	In Favor of	Environmental/Health Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-005	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use
3-006	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use
3-007	I am supportive of the rezoning request.	Leslie	Rosenthal	In Faver Of	Change in Use
3-007	I am supportive of the rezoning request.	Randy	Wells	In Faver Of	Change in Use
3-007	We have no problem with the Mannarelli's getting back the zoning they had before.	Edgar	Schaefer	In Faver Of	Change in Use
3-007	The Property Owners/Applicants requests that the Planning Board recommend the requested BM zoning.	Mario and Serz	Mannarelli	In Faver Of	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-007	Existing/Historical use: Property has been vacant since 2007 but is improved with a parking lot and a large structure which had historically been used for a restaurant and/or night club that featured live entertainment. The commercial nature of the Property dates to 1948, when the Baltimore County Board of Appeals issued zoning approval in Case No.: R-1948-1138 to rezone the Property from “A” Residence to “E” Commercial and to permit a restaurant. In 1972, the Property was rezoned to BM with a small portion of RDP. The Property was used as a restaurant until 1997. From 1997 to 2007, the Property was used as a Daycare operation. Justification for Zoning Change: The requested zoning change allows for the adaptive reuse of the Property in a manner consistent with its historic use. Pursuant to the Zoning Regulations, the existing RC-2 zoning classification on the Property was established to “foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses.” (Section 1A01.1.B). The Property is not presently, nor historically, been used for agricultural purposes. The present and historic use of the Property is inconsistent with the purpose of RC-2 zoned land and inconsistent with the surrounding area. The Property is immediately adjacent to Maryland Route 30, a major traffic corridor. There is BR zoned property directly across the street from the Property. Mario and Serafina Mannarelli have owned the Property since 1980 and the instant rezoning request will greatly increase the utility of the obsolete RC-2 zoned Property thereby providing increased services to the community.			In Favor Of	Change in Use
3-007	My son and I own the 20 ft dmeway on the southerly side and part of the property on the easterly side. My brother, Fred, owns the balance of the property on the easterly side and all of the property on the northerly side. We have no problem with the Mannarelli's getting back the zoning they had before.	Leroy	Schaefer	In Favor Of	Change in Use
3-007	We approached the Mannarelli family with interest in purchasing their property at 14313 Hanover Pike Reisterstown, MD 21136 with the intent of moving our construction company office to the location. We were then advised that they had lost the zoning on the property that would be required to do so. We are located at 13302 Hanover Pike, Reisterstown MD 21136 which is down the street from the Mannarelli property. We are still interested in moving forward with the purchase if the zoning is returned to its original status.	Randy	Wells	In Favor Of	Change in Use
3-007	I was the Listing Agent for the property known as 14313 Hanover Rd, Reisterstown, MD 21136. The property has the following Tax ID #'s - 04040403050620 and 04040403050621. During the listing period, June 13, 2018 to January 31, 2019, I received numerous calls inquiring as to the business potential of the property as this property was known to have, in the past, been a restaurant and an adult daycare facility. Upon learning that the property was no longer zoned business, those that inquired either lost interest or took the time to contact the County to determine if there may be a change in the zoning. After these numerous inquiries, the Seller determined to withdraw the listings and attempt to regain the zoning that the property had previously had. As a new construction specialist, I also made numerous builders aware of this land opportunity and at every introduction, I was advised that if the density could be increased to 4+ homes on the 8+ acres, it may be feasible for them to entertain. I implore you to either reinstate the business classification or increase the density to make this land have some value for the Sellers. Thank you for your time and consideration.	Leslie	Rosenthal	In Favor Of	Change in Use
3-007	Preserve our county's remaining natural beauty and rural character.	Joanne	Christian	Opposed	Development
3-007	New development in this rural area is not needed.	Bryan	Maynard	Opposed	Change in Use
3-007	Opposed to any zoning change for this property	Carol	Isaac	Opposed	Change in Use
3-007	Oppose the request as [the property] is in sensitive watershed land. Piecemeal rezoning is not the way to achieve and maintain smart growth. We need open space now more than ever.	Deirdre	Smith	Opposed	Environmental/Health Concerns
3-007	Valleys Planning Council. Opoose the change requested from RC2(7.57) to BM (7.57). This property was a business at one time but is now vacant. It was downzoned in a prvious cycle	Teresa	Moore	Opposed	Development
3-007	The deteriorated condition has been an eye-sore for the community. Business zoning in this area is very limited (Skip's Garage 100 yard to the south on the opposite side) is limited in area and use. Two BM properties about a mile to the north and just south of Route 91 have been unused for over 25 years without any serious inquiries. One may have been acquired by the SHA. More business zoning is not in demand. The elevated nature of the existing RC2 property makes it ideal for two residential lots with a truly "grand view". Any additional business zoning could easily be used as justificaiton for converting adjacent farm parcels that would be a detriment ot the "scenic" road designation for Hanover Pike.	Reisterstown--	Mike Stewart	Opposed	Change in Use
3-007	oppose change from RC2 (7.57) to BM (7.57). Baltimore County had previously downzoned this property after closure of a prior business. This downzoning should be maintained. The BM designation is too intensive for the surrounding agriculturally zoned properties.	Penelope	Scott	Opposed	Development

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3-008	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial properties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our schools are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	In Favor Of	Change in Use
3-009	junk yard' is a long established non-conforming use on this property. 2 items listed on "My Neighborhood" for the property are incorrect: 1-Case No. 02-123-SPH, many neighbors were in support of the petition and the Zoning Commissioner approved 'junk yard' as a valid, non-conforming use; 2-the aerial on "My Neighborhood" appears that 1/2 the subject property is nearly vacant, but that is not accurate. Mr. Brown is required to have a license for the junk yard business and part of the MVA requirements is looking at the zoning classifications, he could seek a special hearing, but would like to update zoning to become conforming. There would be no change in use of the property.	Howard	Alderman	In Favor Of	Other
3-009 3-009	Please refer the attached letter to all members of the Planning Board in support of the request as filed.	Howard L	Alderman Jr Es	In Favor Of	Other
3-010	This particular piece of property has always had access issues. Building an employment center will increase the traffic issues and will increase the danger of this corner. More traffic is using the Galloway Road to access Lowes since it is a direct route. Adding to the the volume will increase the safety issues.	Mary	Vincent	Opposed	Traffic/Safety

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3-010	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use
3-012	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use

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	<p>Issue #3-012 and #3-013</p> <p>Note: These 2 properties are owned separately by two different people, but the owners are relatives and the properties are adjacent to each other: 1927 York Road and 1925 York Road. Therefore, our association is looking at these properties at this point as a unit. Our reasons for opposition are the same for both. Both are asking to go from RO/Dr5.5 to BR.</p> <p>In February, at the request of the YHCA, the owners of #1927 York Road (issue 3- 012) met with us to share their reasons for the zoning request and to get our community input. At that meeting, they also conveyed the similar interests of their relative who owns the adjacent property at #1925 York Road (3-013). Due to the nature of the rezoning request, no areas for compromise resulted from this meeting.</p> <p>Why we are in opposition to #3-012 & #3-013</p> <ul style="list-style-type: none">• The YHCA wants to continue the current RO zoning allowing for office use while maintaining the residential look along this section of York Road, something our association fought hard for, and which we struggle to maintain.• BR zoning is the most permissive business level and not at all appropriate for this section of York Road, or for any property that has residential neighbors. An Evans Avenue residence sits directly behind 1927 and 1925 York Road. And other residents on Evans Ave. and Sweetbriar Lane are in view of these two properties.• BR zoning opens the door to all types of enterprises not appropriate when adjacent to residential areas. Such businesses according to the Baltimore Count Zoning Chart could include: retail service, restaurant, fast food, tavern, athletic club, service garage, theater, warehouse, kennel, greenhouse, printing company, etc. None of these would be acceptable to our community.• Starting with #1927 York Road and going south to Ridgley Road, all 15 properties are appropriately zoned RO. It is not until you get to the BankAmerica/Aldi Grand York Shopping Center, and the “Walgreens shopping center at Ridgely Road that the zoning changes to commercial.• The current owners/tenants have been good neighbors and express no intention at this point to change the nature of the structures or business. However, if the intent should change, or if the property should change ownership in the future, a zoning change to BR would allow for a variety of changes to occur which could negatively impact our community.• The property owner(s) explained to the YHCA that the reason for applying for this zoning change was to have the DR5.5 portion of the properties rezoned and to widen the prospective tenant base so as to ensure continued good return on their investment. The YHCA feels these objectives can be met under office zoning classification, and that rezoning to any level of business classification is inappropriate.	Yorkshire	Haverford	Commun	Opposed	Change in Use
3-012	My community opposes these things due to the following: 1) The area is already very congested, 2)our schools are at full capacity and cannot provide for more students the apartments would bring and 3) our property values will go down just as they did in Cockeysville and crime will most likely go up.	Luci	Creel	Opposed	Development	
3-012	As a member of the Yorkshire-Haverford community I am opposed to the development of these properties. Especially issue #3-027. This would increase the enrollment of Hampton Elementary School , which is above capacity. Not to mention, increase enrollment in Ridgley Middle School and Dulaney High School. Also rezoning residential properties, issue #3-012 and issue #3-013, would affect the character of our community. We do not want more business properties in our small close knit family oriented neighborhood.	Alan	Tepper	Opposed	Development	
3-013	Not an appropriate location for a commercial zoning	David	Semian	Opposed		

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	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial properties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our schools are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use
3-013	<p>Issue #3-012 and #3-013</p> <p>Note: These 2 properties are owned separately by two different people, but the owners are relatives and the properties are adjacent to each other: 1927 York Road and 1925 York Road. Therefore, our association is looking at these properties at this point as a unit. Our reasons for opposition are the same for both. Both are asking to go from RO/Dr5.5 to BR.</p> <p>In February, at the request of the YHCA, the owners of #1927 York Road (issue 3- 012) met with us to share their reasons for the zoning request and to get our community input. At that meeting, they also conveyed the similar interests of their relative who owns the adjacent property at #1925 York Road (3-013). Due to the nature of the rezoning request, no areas for compromise resulted from this meeting.</p> <p>Why we are in opposition to #3-012 & #3-013</p> <ul style="list-style-type: none">• The YHCA wants to continue the current RO zoning allowing for office use while maintaining the residential look along this section of York Road, something our association fought hard for, and which we struggle to maintain.• BR zoning is the most permissive business level and not at all appropriate for this section of York Road, or for any property that has residential neighbors. An Evans Avenue residence sits directly behind 1927 and 1925 York Road. And other residents on Evans Ave. and Sweetbriar Lane are in view of these two properties.• BR zoning opens the door to all types of enterprises not appropriate when adjacent to residential areas. Such businesses according to the Baltimore Count Zoning Chart could include: retail service, restaurant, fast food, tavern, athletic club, service garage, theater, warehouse, kennel, greenhouse, printing company, etc. None of these would be acceptable to our community.• Starting with #1927 York Road and going south to Ridgely Road, all 15 properties are appropriately zoned RO. It is not until you get to the BankAmerica/Aldi Grand York Shopping Center, and the “Walgreens shopping center at Ridgely Road that the zoning changes to commercial.• The current owners/tenants have been good neighbors and express no intention at this point to change the nature of the structures or business. However, if the intent should change, or if the property should change ownership in the future, a zoning change to BR would allow for a variety of changes to occur which could negatively impact our community.• The property owner(s) explained to the YHCA that the reason for applying for this zoning change was to have the DR5.5 portion of the properties rezoned and to widen the prospective tenant base so as to ensure continued good return on their investment. The YHCA feels these objectives can be met under office zoning classification, and that rezoning to any level of business classification is inappropriate.	Yorkshire Haverford Commu	Opposed	Change in Use	
3-013	<p>My community opposes these things due to the following: 1) The area is already very congested, 2)our schools are at full capacity and cannot provide for more students the apartments would bring and 3) our property values will go down just as they did in Cockeysville and crime will most likely go up.</p>	Luci	Creel	Opposed	Development

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3-013	As a member of the Yorkshire-Haverford community I am opposed to the development of these properties. Especially issue #3-027. This would increase the enrollment of Hampton Elementary School , which is above capacity. Not to mention, increase enrollment in Ridgley Middle School and Dulaney High School. Also rezoning residential properties, issue #3-012 and issue #3-013, would affect the character of our community. We do not want more business properties in our small close knit family oriented neighborhood.	Alan	Tepper	Opposed	Development
3-014	I OPPOSE 3-014. It is misplaced and does NOT belong in a rural residential neighborhood.	William	Feustle	Opposed	Change in Use
3-014	Agree with William Feustle.	M	V	Opposed	Change in Use
3-014	I am absolutely OPPOSED to this zoning request.	Robert	Marshall	Opposed	Change in Use
3-014	STRONGLY OPPOSED, this request is not consistent with the rural/residential nature of the community	Donna	Johnson	Opposed	Change in Use
3-014	In my short time as part of the Carroll Manor community I am disappointed at the apparent disregard for this rural setting. Speed humps, speeding, cut-thru traffic, intentional destruction of property by disgruntled drivers, excess commercial vehicles - all on a 1 mile road. Where does it end?	Brian		Opposed	Change in Use
3-014	This map request is inconsistent with the rural residential nature of this community, and is overwhelmingly opposed by the residents.I have raided here since 2004, 2 blocks from the proposed site. My family moved here to get away from the traffic and congestion in Timonium.	David	Mister	Opposed	Change in Use
3-014	HIGHLY OPPOSED: Any changes to zoning which allows commercial usage is not in keeping with the rural setting of our area. The property is already a nuisance and eyesore with numerous flood lights left on 24 hours a day. We do not want or need more lights, traffic, or bigger buildings.ore	DAVID	STREB	Opposed	Change in Use
3-014	HIGHLY OPPOSED. This does not fit the rural area of family homes and will broadly damage the neighborhood and community.	Lisa	Feustle	Opposed	Change in Use
3-014	We are highly opposed to 3-014 and feel that if the zoning request were to be approved, it would forever change the peaceful, rural, neighborhood of Carroll Manor. Some concerns include: Significant paving and subsequent runoff, light pollution, increased business/delivery/commuter traffic, decreased property values. Allowing 4711 Carroll Manor to be rezoned BR would will open the property up to development that is potentially detrimental to the surrounding area and would be inconsistent with the rural residential classification as outlined in the 2020 Comprehensive Zoning Map Process. Please oppose 2020 CZMP Issue 3-014 when it comes before you later this year.	Susan	Wiercinski	Opposed	Change in Use
3-014	I am completely opposed to issue 3-014. I just moved onto Carroll Manor Road 2 years ago for the property value and rural community. I don't want to risk allowing business zoning anywhere near Carroll Manor area.	Jay	Wise	Opposed	Change in Use
3-014	I am opposed to issue 3-014.	Donna	Gussio	Opposed	Change in Use
3-014	I am completely opposed to issue 3-014	Gino	Gussio	Opposed	Change in Use
3-014	Strongly opposed of changing the zoning designation on this property.	Roy	Lancraft	Opposed	Change in Use
3-014	This would destroy our neighborhood! I am completely opposed to issue 3-014	Michael	Gussio	Opposed	Change in Use
3-014	I am completely opposed to 3-014	Lucy	Gussio	Opposed	Change in Use
3-014	I am completely opposed to issue 3-014	William	Gussio	Opposed	Change in Use
3-014	I am opposed of Issue 3-014.	Lisa	Churchman	Opposed	Change in Use
3-014	I am opposed of Issue 3-014.	Stephen	Churchman Jr.	Opposed	Change in Use
3-014	Strongly opposed	Deborah	Barbour	Opposed	Change in Use
3-014	Strongly opposed	Denny	Marshall	Opposed	Change in Use
3-014		Paul	Sacca	Opposed	Change in Use
3-014	Strongly opposed	Ann	Prizzi	Opposed	Change in Use
3-014	Strongly Oppose!	Raymond	Prizzi	Opposed	Change in Use

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3-014	Strongly Opposed	Justin	Townsley	Opposed	Change in Use
3-014	Vehemently opposed	Gerard	Jung	Opposed	Change in Use
3-014	This would forever ruin the rural nature of this neighborhood.	Elizabeth	Jung	Opposed	Change in Use
3-014	The proposed zoning is not appropriate for a rural community.	Chris	Vohrer	Opposed	Change in Use
3-014	The proposed zoning is not appropriate for a rural community.	Julianne	Johnson	Opposed	Change in Use
3-014		Mary Lou	Clawson	Opposed	Change in Use
3-014		Clarence	Clawson	Opposed	Change in Use
3-014	Strongly Oppose	Dana	Hoppes	Opposed	Change in Use
3-014	Srongly Oppose	Michael	Hoppes	Opposed	Change in Use
3-014		James	Johnson	Opposed	Change in Use
3-014	This request for zoning change does not fit in this rural, residential community. I oppose Issue 3-014.	Mitch	Daly	Opposed	Change in Use
3-014) We are very concerned and strongly opposed to re-zoning 4711 Carroll Manor Road to allow commercial activity (BR). There is already too much traffic on our road and our area uses wells and septic systems. Any commercial activity of the nature allowed by BR would be totally inappropriate in the midst of our residential neighborhood.	Joyce	Zahner	Opposed	Change in Use
3-014	We are very concerned and strongly opposed to re-zoning 4711 Carroll Manor Road to allow commercial activity (BR). There is already too much traffic on our road and our area uses wells and septic systems. Any commercial activity of the nature allowed by BR would be totally inappropriate in the midst of our residential neighborhood.	Richard	Zahner	Opposed	Change in Use
3-014	Strongly opposed. Inappropriate in this rural, residential neighborhood that relies on wells and septic systems.	Danielle	Mitchell	Opposed	Change in Use
3-014	I strongly oppose Zoning Issue 3-014. The area is a residential area with single family homes, schools, and churches. I oppose rezoning any land in this area to business. Such a request violates the County’s 2020 master plan of limiting rural residential development and protecting the character of a community. Baltimore County discourages “Spot Zoning” and should hold to the principle by rejecting the rezoning request. Rezoning even one lot to business in our neighborhood opens it open to further businesses and development. Please help us keep our area the way the County’s 2020 master plan wants it: single family homes, kids playing in the yards, farms, churches, and a good way of life without the hustle and bustle of businesses around the corner. Please oppose Zoning Issue 3-014. I vote in every single election. I will absolutely vote against any and all elected officials who does not listen to the citizen and reject zoning Issue 3-014.	Chad	McKee	Opposed	Change in Use
3-014	STRONGLY OPPOSED: I am very concerned about the request to change zoning from RC5 to BR at 4711 Carroll Manor Road in Baldwin, and fail to see how issue #3-014 fits into the 2020 Comprehensive Zoning Map Process (CZMP) whose “Goal One” (page i) is listed as “Protect the character and economic vitality of the rural communities.” With Baltimore County having plenty of existing commercial properties there’s no need to insert a commercial enterprise into a rural neighborhood that will then experience: •Impact on residents’ well water and septic systems •Increased traffic from a commercial facility with delivery trucks/staff/visitors •Run-off from impervious surfaces •Light pollution in a rural area. Allowing this zoning change from RC5 to the new mixed use development of BR sets an irreversible precedent that will have detrimental impacts on the environment and your constituents’ residential property values. CZMP 2020 Policy: Limit suburban development in rural areas.	Lorena	Streb	Opposed	Change in Use
3-014	STRONGLY OPPOSED: I am very concerned about the request to change zoning from RC5 to BR at 4711 Carroll Manor Road in Baldwin, and fail to see how issue #3-014 fits into the 2020 Comprehensive Zoning Map Process (CZMP) whose “Goal One” (page i) is listed as “Protect the character and economic vitality of the rural communities.” With Baltimore County having plenty of existing commercial properties there’s no need to insert a commercial enterprise into a rural neighborhood that will then experience: •Impact on residents’ well water and septic systems •Increased traffic from a commercial facility with delivery trucks/staff/visitors •Run-off from impervious surfaces •Light pollution in a rural area. Allowing this zoning change from RC5 to the new mixed use development of BR sets an irreversible precedent that will have detrimental impacts on the environment and your constituents’ residential property values. CZMP 2020 Policy: Limit suburban development in rural areas.	Elizabeth	Edison	Opposed	Change in Use
3-014		Alexander	Yaffe	Opposed	Change in Use
3-014		Rebecca	Yaffe	Opposed	Change in Use
3-014	Strongly opposed	Matt	James	Opposed	Change in Use
3-014	Prior to moving to this area I lived in other Baltimore County neighborhood that was impacted by these seemingly small changes. It should not be allowed in this type of neighborhood. The change of zoning designation could lead to even larger building and subsequent effects on septic, wells and traffic.	Donna	Young	Opposed	Change in Use
3-014	CommentThe proposed zoning is not appropriate for a rural community.	Julie	Ahlfedt	Opposed	Change in Use
3-014	This area is a rural residential area that is on well water and septic systems. The proposal would require a private sewer system according to the DPW Agency. Many of us have concerns about the effect that an ALF or any Business would have on our water. We are also concerned about light pollution, traffic, and especially the precedent that would be set by changing the zoning to BR. I am asking for your support to maintain the existing RC 5 zoning.	Karen	Frew	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	I am strongly opposed to changing the zoning to BR. This is a rural, residential area with wells and septic systems and a change in the zoning could have a great impact on our environment. The zoning should be maintained as RC-5.	Ronald	Frew	Opposed	Change in Use
3-014	I am strongly opposed to changing the zoning to BR. We don't want any commercial traffic. And I vote.	Mindy	Shoemaker	Opposed	Change in Use
3-014	We do not want our houses to lose value with business zoning nearby. And I vote.	Chuck	Shoemaker	Opposed	Change in Use
3-014	We need to maintain the rural spirit of our community	Philip	Deugwillo	Opposed	Change in Use
3-014	I am absolutely opposed to this change. We already deal with people in a hurry driving recklessly on our road. We don't need anymore traffic let alone commercial traffic. Please keep outsiders trying to profit out of our neighborhood.	Robyn	Wolf	Opposed	Change in Use
3-014	This a residential area. We moved here because it did not allow commercial use and the other elements that come with commercial uses. Also I'm concerned of the impact commercial uses could have impact on our wells and septic systems.	Christopher	Wolf	Opposed	Change in Use
3-014	The reason we purchased our house in this neighborhood was the rural aspect without close businesses. I am concerned with the potential traffic to Carroll Manor road, the weight and noise of delivery vehicles, the 24/7 aspect of a business and the well and septic issues that come with our rural way of life. I would be concerned that my property values would also suffer.	Susan	Grandizio	Opposed	Change in Use
3-014	The current zoning should not be changed. The infrastructure does not support a change to business zoning.	Henry	Grandizio	Opposed	Change in Use
3-014	STRONGLY OPPOSED changing from RC-5 to BR. Would alter fundamental character of community. It is perfect example of "Spot Zoning", discouraged by Baltimore County.would lower proper value, increase traffic (just put in 9 speed humps to discourage traffic) spoil our country landscape, increase impervious parking surfaces & add commercial signage & bright "security" lighting. Rezoning could cause irreversible damage to the environment. The property 4711 is in a watershed designated as Maryland's Tier II High Quality Waters. We are concerned about damage to properties from increased water & septic stress when usage goes from a single family residence to a business with laundry & food service needs operating 24-7. We are afraid of lowered well water yields & harm to quality of water in our wells. A business needs frequent deliveries & trash pick-up by heavy trucks as well as a parking lot to accommodate employees, visitors & clients. Paved lot increases harmful storm water run off	Sue	Quinn	Opposed	Change in Use
3-014		Gerard	Quinn	Opposed	Change in Use
3-014		Sandra	Harryman	Opposed	Change in Use
3-014	STRONGLY OPPOSED!	Cassandra	Harryman	Opposed	Change in Use
3-014	Strongly opposed as it would increase traffic near the school and decrease property value.	Mike	Edison	Opposed	Change in Use
3-014		James	Harryman	Opposed	Change in Use
3-014	Opposed. This exactly the way zoning is NOT supposed to work. Please require this project to be moved to an appropriately zoned lot elsewhere.	B	Reynolds	Opposed	Change in Use
3-014	Strongly opposed to changing the zoning to BR! We don't want additional traffic, especially commercial. Concerned about our wells and septic systems, as they may be jeopardized too. I	Missy	TEGELER	Opposed	Change in Use
3-014	PROPOSED ZONING IS NOT APPROPRIATE FOR A RURAL COMMUNITY.	MIKE	TEGELER	Opposed	Change in Use
3-014	4711 Carroll Manor Road was purchased by the current owners in July, 2017 and has been unoccupied since that time. Yet, the current owners claim it is their principal residence. Now, they are requesting that this 2.95 acre property be rezoned to business in a residential setting. Please keep in mind that this rural acreage does not have public water and service services to support a business designation. On March 1, over 100 residents came together at the Long Green Fire Department hall to discuss their opposition to this zoning request and sign petitions urging the Planning Board to reject this request. Unfortunately, due to the nationwide public health emergency, you will not be able to actually see and hear the opposing residents in person. Nonetheless, I urge you to represent the best interests of our community and your published guidelines by denying this request.	Tina	Nemphos	Opposed	Change in Use
3-014		Cindy	Lane	Opposed	Change in Use
3-014	Opposed to any commercial invasion of our rural residential neighborhood. This zoning change will set a precedent that others will exploit and our residential neighborhoods will suffer from it.	Joyce	Lee	Opposed	Change in Use
3-014	STRONGLY OPPOSED to changing this from a residential to business roadside! This is a peaceful rural community. We just had 9 speed bumps put in to slow down traffic for our kids. Having a business would increase traffic and take away from the character of this area. People live here for the quiet atmosphere. Changing this zoning will set a precedence for other properties to change their zoning.	Caren	Hyde	Opposed	Change in Use
3-014	STRONGLY OPPOSED	Trevor	Hyde	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	Strongly oppose this zoning change.	Cayla	Hyde	Opposed	Change in Use
3-014		Stacey	Duvall	Opposed	Change in Use
3-014	Requested zoning change is completely inappropriate for this rural community.	Steven	Reid	Opposed	Change in Use
3-014	As Vice President of the community directly Adjacent to this zoning request CMIA is STRONGLY opposed to this request.	Alexander	Milwid	Opposed	Change in Use
3-014	Strongly opposed to rezoning and placement of this type of facility in this neighborhood	Jeff	Huddleston	Opposed	Change in Use
3-014	Strongly opposed to rezoning. We do not need a facility of this type in the neighborhood.	Shelby	Boggs	Opposed	Change in Use
3-014		Jill	Rowan	Opposed	Change in Use
3-014	Strongly opposed; the change from RC-5 Rural Residential to BR Business Roadside is inconsistent with the County's Master Plan and would create traffic, safety and water/septic concerns for those of us living in the area.	Paul	Kirkegaard	Opposed	Change in Use
3-014	Strongly opposed	David	Armstrong	Opposed	Change in Use
3-014	I do not support changing the zoning to business. My property backs up to Carroll Manor Road and do not want any opportunities to have increased traffic. Too many people already use CM Road as a cut through to Manor Road. This is a residential area! Hence speed bumps being installed to slow traffic. A business does not belong here.	Christina	Barry	Opposed	Change in Use
3-014	This is a RESIDENTIAL area. We purposefully purchased our house 3 years ago because of the quiet, peaceful community. A business does not belong here.	Christopher	Barry	Opposed	Change in Use
3-014	This is a RESIDENTIAL area! Please keep as such! I strongly oppose the proposed change from RC5 to BR. If this change occurs it would highly impact our rural, family friendly neighborhood. Carroll Manor Rd. is narrow and not appropriate for a potential 40’ tall business as allowed in BR zoning. Furthermore as proposed by the applicant Mrs. Harding, this land is to contain a nursing home. While completely against any business allowed on Carroll Manor Rd. because it would harm property values and change the rural nature. Rezoning would present danger due to increased traffic in and through our community. A nursing facility would be most dangerous. I have enclosed an article from Harvard University's health site. (Link- https://www.health.harvard.edu/newsletter_article/drugs-in-the-water) excerpt listed at the end of this email. It explains that nursing homes are the biggest polluters of ground water by pharmaceuticals of ANY institution including hospitals.	Claude	Barbour	Opposed	Change in Use
3-014	STRONGLY OPPOSED !!!	Robert	Hayden	Opposed	Change in Use
3-014		Mark	Russell	Opposed	Change in Use
3-014	This kind of spot zoning is a bad idea. It would open the door to the possibility of a wide variety of objectionable businesses on our quiet country lane. Most of us came here for the quiet of the country, and any business on this property would disrupt that. Increased traffic on Carroll Manor Rd,, the safety of residents, and joggers/bikers/children going to and from nearby Carroll Manor Elementary are just a few issues. Expanded parking means more impervious surfaces and run-off, plus the added stress on the aquifer we all rely on. For these and many ofher reasons, we oppose a change to current zoning.	Richard	George	Opposed	Change in Use
3-014	Strongly opposed!!!! By changing the zoning for this property will allow for increase traffic to our small rural two lane road that also includes a school zone. I fear decreased property values and possibly well pollution due the lack of public water and sewer options. This property is also in a location that is not easily accessible to larger vehicles for deliveries as the driveway entrance is located on a curve close to the newly installed speed humps.	Meredith	Brommer	Opposed	Change in Use
3-014	We should not open the door to possible future businesses in our quiet rural residential community. There are places zoned for businesses already, and Carroll Manor is not one of them. The whole purpose of zoning is to enable sensible land management for the good of all. This kind of spot zoning is against even the county's own policies. Also, businesses can mean greater traffic and safety issues, more stormwater run-off, a strain on aquifers we all rely on, and many other issues. I strongly oppose the rezoning of this property.	Frances	George	Opposed	Change in Use
3-014	I am strongly opposed to this zoning change for several reasons. First, this is an environmental issue in an area without public water and sewage. Second, it would increase traffic on an already stressed route. Third, it would change the rural nature of the surrounding neighborhood, bringing light pollution, emergency vehicles, and large impervious surfaces. This type of facility should be placed in areas that are already zoned and more suitable for this use.	Linda	Walsh	Opposed	Change in Use
3-014	Strongly opposed a any re-zoning of properties along Carroll Manor Road that would alter the rural designation of this area.	Keith	Blizzard	Opposed	Change in Use
3-014	I am strongly opposed. This is completely out of line with the rural nature of our community. I am also very concerned for the impact a nursing home would have on our ground water.	Jennifer	Kirkegaard	Opposed	Change in Use
3-014	With Baltimore County having plenty of existing commercial properties there’s no need to insert a commercial enterprise into a rural neighborhood that will then experience: . Impact on residents’ well water and septic systems · Increased traffic from a commercial facility with delivery trucks/staff/visitors · Run-off from impervious surfaces · Light pollution in a rural area Allowing this zoning change from RC-5 to the new mixed use development of BR sets an irreversible precedent that will have detrimental impacts on the environment and your constituents’ residential property values.	GINA	TRAPANI	Opposed	Change in Use
3-014	Strongly opposed to what would be a drastic change to the neighborhood. It would be completely unnecessary to have a facility like this on Carroll Manor Road since there are already two continuing care facilities very close by.	Susan	Daneker	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	Totally unneeded change for the worse in this residential area.	Mark	Daneker	Opposed	Change in Use
3-014		Scott	Hoskins	Opposed	Change in Use
3-014	I am highly opposed to this proposed rezoning issue. We love our rural community and we want to keep that way RURAL!	Matthew	Evans	Opposed	Change in Use
3-014	We moved to the Carroll Manor Community to raise our children in a nice quiet neighborhood. We surely don't want to open Pandora's box by approving this rezoning request. I am strongly opposed to rezoning issue 3-014!!!	Mary Ann	Evans	Opposed	Change in Use
3-014	Changing the zoning residential to commercial will allow the owners to sell the property at a premium and allow up to a 4 story building to be built on the property. It also will allow other people to request commercial zoning.	Eric	Lee	Opposed	Change in Use
3-014	I strongly oppose Zoning Issue 3-014. The area is a residential area with single family homes, schools, and churches. I oppose rezoning any land in this area to business. Such a request violates the County's 2020 master plan of limiting rural residential development and protecting the character of a community. Baltimore County discourages "Spot Zoning" and should hold to the principle by rejecting the rezoning request. Rezoning even one lot to business in our neighborhood opens it open to further businesses and development. Please help us keep our area the way the County's 2020 master plan wants it: single family homes, kids playing in the yards, farms, churches, and a good way of life without the hustle and bustle of businesses around the corner. Please oppose Zoning Issue 3-014. I vote in every single election. I will absolutely vote against any and all elected officials who does not listen to the citizen and reject zoning Issue 3-014.	Chad	McKee	Opposed	Change in Use
3-014	Strongly opposed	Mary	Stershic	Opposed	Change in Use
3-014	Strongly opposed	Mark	Stershic	Opposed	Change in Use
3-014		Kaela	Iciek	Opposed	Change in Use
3-014		Brian	Iciek	Opposed	Change in Use
3-014		Nick	Smeresky	Opposed	Change in Use
3-014	This change in zoning opens the door to ANY permitted use under BR zoning. This irreversible zoning by the current or future owner could result in numerous uses not compatible with the rural residential nature of our community. It could become a hotel, convenience store or strip mall in the future. BR zoning is the most permissible commercial classification and with the lure of a business' cash, inventory, medicines and other valuables, it would increase the risk of crime in our quiet neighborhood. We all live here because it is a quiet, peaceful and SAFE place to raise our families. There are no sidewalks or shoulders along our road and we want it to remain low-traffic for the safety of the many walkers, joggers and bicyclists. Safety for the parents, students and teachers at Carroll Manor Elementary is also a concern. Families don't want to be forced to install privacy fences which would become eyesores and cause segregation between neighbors. Please don't approve this zoning	Sandra	Scrivnor	Opposed	Change in Use
3-014		Jacqueline	Scrivnor	Opposed	Change in Use
3-014	inadequate infrastructure, not appropriate for neighborhood	Delanie	Patrick	Opposed	Change in Use
3-014		Jerrie	Patrick	Opposed	Change in Use
3-014		Charles & Patri	Meushaw	Opposed	Change in Use
3-014		Sindy	Pleis	Opposed	Change in Use
3-014	Many children reside in Carroll Manor and attend the elementary school when there are also games after school. The increased traffic would be detrimental to safety.	Anita	Bemis-Doughe	Opposed	Traffic/Safety
3-014		Dolores	Kahler	Opposed	Change in Use
3-014		William	Tavik	Opposed	Change in Use
3-014		Katherine	Weglein	Opposed	Change in Use
3-014		William	Weglein	Opposed	Change in Use
3-014		Regina	Miller	Opposed	Change in Use
3-014	This is a residential rural area and should remain so.	Margery	Ritchie	Opposed	Change in Use
3-014	This should remain a single family, country residential area.	Barbara	Hanlon	Opposed	Change in Use
3-014	The change would not be compatible with the surrounding area and poses environmental (additional runoff from increased impervious surfaces) and groundwater concerns; the increase in traffic and increase demand on emergency services (area served by volunteer Fire Dept/EMS) are of concern; Department Planning Staff does not support	Greg	Foertsch	Opposed	Environmental/Health Concerns
3-014	Please do not ruin our rural neighborhood with a zoning change to Business. We already have a small nursing home at the other end of Carroll Manor which is creating sewage smells, problems and potential creek overflow at the end of Bottom Rd. The county has been notified and nothing has been done so far to correct the problem. Changing the zoning to allow other businesses will only add to the water and septic issues. Thanking you for keeping our area business free and community/family strong!	Kellie	Smeresky	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	My home is adjacent to a home that is on the list to be considered for rezoning. I am voicing my strongest opposition on zoning issue 3-014, which would change the current single-family residence at 4711 Carroll Manor Road from RC5, Rural Residential, to BR, Business Roadside. This issue has our community very concerned and has brought us together to stop this rezoning from occurring. The entire length of my backyard is adjacent to the side of the home at 4711 Carroll Manor Road. My family can see into the rooms of the side of the home from the windows along the back of our house. My husband attended a meeting at Long Green Volunteer Fire Station last month with over 100 of our neighbors to get information about the rezoning attempt The meeting was very informative, but the overall feeling was anxiety over the changes this rezoning would bring not just to the multiple homes that border this property, but to our entire community. A week after he attended the meeting at LGVFS, I attende	Cristina	Reitmeyer	Opposed	Change in Use
3-014	I am one of your concerned constituents. My home is adjacent to a home that is on the list to be considered for rezoning. I am voicing my strongest opposition on zoning issue 3-014, which would change the current single-family residence at 4711 Carroll Manor Road from RC5, Rural Residential, to BR, Business Roadside. This issue has our community very concerned and has brought us together to stop this rezoning from occurring. The concerns are many. To start with, the request violates the County’s 2020 master plan of limiting rural residential development and protecting the character of a community. A community our family chose due to its rural setting and schools. Adding a commercial property in the middle of a quiet two-lane country road will disrupt the character and safety of our neighborhood. The property would need multiple staff members to care for the seven residents the home is being planned for. The new owner said a parking lot will be added to handle the staff and visitors. Th	David	Reitmeyer	Opposed	Change in Use
3-014		Todd	CXarbaugh	Opposed	Change in Use
3-014		Todd	Carbaugh	Opposed	Change in Use
3-014	strongly opposed to this. a rural residential community is o place for a nursing home business. the area has many families with children and there is a bus stop i close proximity for two schools very close by. osetys	pat	shaffer	Opposed	Change in Use
3-014	strongly opposed. does not belong in a rural residential area	Herbert	Shaffer	Opposed	Change in Use
3-014	strongly opposed.	george	ritchie	Opposed	Change in Use
3-014	Sirs - I have grave concerns - please see my attachment. I ask that you protect my family and the families of all my neighbors who drink the groundwater in the area, and protect our residential community and way of life by following your own plans and guidance; and DENY this zoning change request.	Richard	ODonnell	Opposed	Change in Use
3-014		Kathy	Hayden	Opposed	Change in Use
3-014	Strongly opposed	Brian	Znamkowski	Opposed	Change in Use
3-014	Strongly oppose! This does not belong in a rural residential area.	Ashley	Wolfsheimer	Opposed	Change in Use
3-014	Strongly oppose. This area is on wells and the added stress will affect the water table. Not to mention what drugs will go into our water from what they flush! This is a no go!	Jennifer	Deuber	Opposed	Environmental/Health Concerns
3-014	I oppose the rezoning issue of 3-014 from residential to commercial in order to maintain the integrity of the Carroll Manor community. The potential for a mass influx of business related activities in the future will increase traffic, pollution, safety, as well as a decrease in property value.	Ryan	Wolfsheimer	Opposed	Change in Use
3-014	Strongly opposed	Lukas	Deuber	Opposed	Change in Use
3-014	Opposed	Matt	Deuber	Opposed	Change in Use
3-014	Opposed	Kim	Cook	Opposed	Change in Use
3-014	I oppose the rezoning issue of 3-014 from residential to commercial in order to maintain the integrity of the Carroll Manor community. The potential for a mass influx of business related activities in the future will increase traffic, pollution, safety, as well as a decrease in property value.	Karina	Rector	Opposed	Change in Use
3-014		Nancy	Kernan	Opposed	Change in Use
3-014		Kathleen	Barnes	Opposed	Change in Use
3-014		Katlin	Kernan	Opposed	Change in Use
3-014		John	Kernan	Opposed	Change in Use
3-014		Mandy	Townsley	Opposed	Change in Use
3-014	Strongly opposed. The Carroll Manor community should remain rural residential. A commercial facility will only degrade the character of the community.	Jennifer	LaPorte	Opposed	Change in Use
3-014	This residential community is dependent on well water and septic tanks. In addition to destroying the character of our community, I have serious concerns regarding the impact a commercial facility will have on our water supply.	Lisa	Speight	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014		Brendan	Russell	Opposed	Change in Use
3-014	Strongly opposed. he rural character of our area does not need or deserve business zoning. Additionally, we already have issues with water, sewage and traffic. I urge you to also oppose this change to zoning. Thanking you in advance.	Tiiu	Mayer	Opposed	Change in Use
3-014	Strongly opposed. The area is rural. All of our neighbors wish to live here because it is rural. Most people, myself included, have lived here our whole life. It should not be allowed that 1 person, without regard to area residents, can change the complete makeup of a community. I urge you to oppose this zoning change.	David	Moscatti	Opposed	Change in Use
3-014	Opposed	Bradley	Brommer	Opposed	Change in Use
3-014	Strongly opposed. The area is rural. This why we choose to live here and raise our children here. I urge you to oppose this zoning change.	Mary	Blizzard	Opposed	Change in Use
3-014	Strongely opposed. This zoning change would completely change the rural makeup of our community. I urge you to oppose this zoning change.	Keith	Blizzard	Opposed	Change in Use
3-014	Strongly opposed. A change in zoning to commercial/business has no place in this rural community. A change to commercial/business zoning would drastically impact the rural make-up of this area and devalue the surrounding homes and properties.	Theresa	Magness	Opposed	Change in Use
3-014	Strongly opposed. This rezoning will completely disrupt the lifestyle and environment that we chose for our families and children. Allowing this will invite opportunity for more disruption. The community should be heard as we are the ones that live here and will have to endure the consequences that this rezoning will impose. I strongly urge you to oppose this rezoning.	Stacie	Knapp	Opposed	Change in Use
3-014	Strongly opposed	Tim	McKnight	Opposed	Change in Use
3-014	Strongly opposed. This is a residential neighborhood that is why my family chose to live here. Please do not disrupt the make up of our community.	John	Cook	Opposed	Change in Use
3-014	STRONGLY OPPOSED	Ruthanne	Bogar	Opposed	Change in Use
3-014		Rosemarie	Fletcher	Opposed	Change in Use
3-014	Strongly opposed!!	David	Panneton	Opposed	Change in Use
3-014	Strongly Opposed-The area is rural & a commercial rezoning will negatively impact the water table for all residents	Jon	Geller	Opposed	Environmental/Health Concerns
3-014	Commercial property on private water /septic on rural roadway is dangerous for those living in the area.	Andrew	Heeter	Opposed	Change in Use
3-014	Strongly Opposed-The area is rural & a commercial rezoning will negatively impact the water table for all residents	Pam	Geller	Opposed	Environmental/Health Concerns
3-014	Strongly Opposed-The area is rural & a commercial rezoning will negatively impact the water table for all residents	Austin	Geller	Opposed	Environmental/Health Concerns
3-014	This is a peaceful residential are. People invested to live here. Don't change their way of life with commercialization.	Martha	Robinson	Opposed	Change in Use
3-014	The zoning in Carroll Manor is RC5 and should remain just that. Our community sees enough traffic daily and we don't want	Marjorie J	Csipo	Opposed	Change in Use
3-014	strongly opposed	ken	folderauer	Opposed	Change in Use
3-014	We don't need this in our community.	Helene	Brightwell	Opposed	Change in Use
3-014	I strongly oppose.	Steve	Churchman	Opposed	Change in Use
3-014	I strong oppose.	Regina	Churchman	Opposed	Change in Use
3-014		Kathleen	Pendergast	Opposed	Change in Use
3-014	Strongly opposed	Norman	Bogar	Opposed	Change in Use
3-014	This is a simple matter. Read the EPS statements in the application and the staff comments in the DoP Issue Analysis. The site can't handle increased pressure on it's water and sewer and the Planning Department "does not support the requested zoning change" because it's in conflict with the Baltimore County Master Plan. Additionally, rezoning of this nature would be setting a precedent that no one in this area welcomes.	Jason	Dixon	Opposed	Change in Use
3-014	CommentStrongly opposed. The area is rural. All of our neighbors wish to live here because it is rural. Most people, myself included, have lived here our whole life. It should not be allowed that 1 person, without regard to area residents, can change the complete makeup of a community. I urge you to oppose this zoning change.	Lisa	Hosier	Opposed	Change in Use
3-014	Strongly opposed. Rezoning to BR has the potential of forever damaging our peaceful rural community. There are many more appropriate locations in Baltimore County for this type of zoning that will not impact the community in such a drastic way. Please keep our community the peaceful countryside that we have loved for the past 20 years.	Edward	Wiercinski	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	Strongly opposed. I recently purchased my home in this neighborhood specifically because it is rural and quiet. Changing the zoning for this one residence opens the potential to other zoning changes which will ruin the rural nature of the area, increase traffic, and stress other resources.	Chris	Shaughness	Opposed	Change in Use
3-014	Strongly Oppose	Niki	Creamer	Opposed	Change in Use
3-014	I want this area to stay rural and have an issue with increased traffic from a non residential property.	Casey	Wiseman	Opposed	Traffic/Safety
3-014	Strongly opposed. This is a quiet, rural neighborhood. Traffic on Carroll Manor Rd is already bad, more would just make things worse. Ample services and providers close by in Jacksonville. Don't need another gas station or 7-11 here.	Michael	Berry	Opposed	Change in Use
3-014	I strongly oppose this attempt to develop our rural community.	Shelby	Creamer	Opposed	Change in Use
3-014	It's a residential area, we don't need more traffic and trash from the people who will work and visit the place. The noise level will increase 10 fold from cars, delivery trucks and the dumpsters being emptied.	Thomas	Corona	Opposed	Change in Use
3-014	I am strongly opposed to changing the zoning of this lot to a commercial designation. This is a quiet rural neighborhood and should stay that way!	Mark	Nastalski	Opposed	Change in Use
3-014	I strongly oppose the development of this land for non-residential use. The surrounding neighborhoods consist of young families.	Keith	Creamer	Opposed	Change in Use
3-014	Strongly Oppose	Margie	Noll	Opposed	Change in Use
3-014	STRONGLY OPPOSED: I OPPOSE 3-014. The proposed zoning change to to BR to allow commercial enterprises in middle of a rural neighborhood cause great harm to our entire community. Please see attached letter.	Ford	Loker	Opposed	Change in Use
3-014		Donald	Gertz	Opposed	Change in Use
3-014	STRONGLY OPPOSED. Changing zoning to BR will be extremely detrimental to our community, to our home values, the environment and our wellbeing.	Michele	Loker	Opposed	Change in Use
3-014	I am strongly opposed to changing the zoning of this lot to a commercial designation. The residents wells will certainly be impacted by environmental pollution and potentially run them dry. Roads will not be able to handle the increased traffic, volume and heavy trucks.	Ann	Maher	Opposed	Change in Use
3-014	This is a rural area and no place for a business on this road	Sharon	Moscatti	Opposed	Change in Use
3-014		George	Harman	Opposed	Change in Use
3-014	Horrific!	Faith	Kauffmann	Opposed	Change in Use
3-014		Mary	Novak	Opposed	Change in Use
3-014	UNWANTED BY ALL TAX PAYING AND VOTING RESIDENTS. DOES NOT BELONG THERE.	BARRY	NOE	Opposed	Change in Use
3-014		Kristin	Strausser	Opposed	Change in Use
3-014	Unwanted and inappropriate devalueing of residential properties.	JoAnn	Noe	Opposed	Change in Use
3-014		David	Barnes	Opposed	Change in Use
3-014	Does not comply w county Master Plan and is not an appropriate zoning classification for the area. I am strongly opposed.	Barbara	Barrett	Opposed	Change in Use
3-014	Strongly opposed! Totally out of place for a facility to be built.	Natalie	A	Opposed	Change in Use
3-014	Unwanted, Unnecessary and Inappropriate use of land in a residential area	Al	Neville	Opposed	Change in Use
3-014	This is a residential area and should remain for all who have chosen to live in the area.	Alfred	LaPorte	Opposed	Change in Use
3-014	Inappropriate land use in a residential area, and excessive burden on water aquifer.	Cynthia	Tidler	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014		Donna	LeBlanc	Opposed	Change in Use
3-014		Renae	Howard	Opposed	Change in Use
3-014		Fernando	Ferro	Opposed	Change in Use
3-014		Jennifer	Ritchie	Opposed	Change in Use
3-014		Jim	Ritchie	Opposed	Change in Use
3-014	Strongly opposed.	Anne	Oversier	Opposed	Change in Use
3-014		Chelsea	Piersanti	Opposed	Change in Use
3-014	Strongly opposed. Needs to stay RC5.	Suzanne	Burke	Opposed	Change in Use
3-014		Matt	Shaffer	Opposed	Change in Use
3-014	Strongly opposed.	Jim	Burke	Opposed	Change in Use
3-014	DANGEROUS for neighborhood, children, environment, home values Strongly oppose!!! My family has lived her for over 30 years and we chose to build here to get away from businesses, noise, and hectic living. This zoning change goes against everything our neighborhood stands for and would be a detriment to our community! We do not need the additional traffic, noise, increased lighting at night, damage to our well systems, and potential increase in crime! This change in zoning could set a very unwelcome precedent to our rural residential area! We urge you to keep our neighborhood residential and not commercial!	Susan	Zava	Opposed	Change in Use
3-014		Laurie	Smith	Opposed	Change in Use
3-014		Jack	Zava	Opposed	Change in Use
3-014	Strongly oppose!!! We chose to live here to get away from businesses, noise, and hectic living. This zoning change goes against everything our neighborhood stands for and would be a detriment to our community! We do not need the additional traffic, noise, increased lighting at night, damage to our well systems, and potential increase in crime! This change in zoning could set a very unwelcome precedent to our rural residential area! We urge you to keep our neighborhood residential and not commercial!	Robert	Smith	Opposed	Change in Use
3-014	Residential area. Does not comply w county Master Plan and is not an appropriate zoning classification for the area. I am strongly opposed.	m	d	Opposed	Change in Use
3-014	Concerned about keeping area rural residential and also about impact of possible future construction and increased demand on aquifer (well water). I understand the need for quality residences for seniors but keep it in an area that is suitable for a business. Carroll Manor Road is not the answer.	Craig	Vacovsky	Opposed	Change in Use
3-014	Strongly opposed.	David	D’Agati	Opposed	Change in Use
3-014	Residential and Elementary School. Not intended nor zoned for BR!	b	Doak	Opposed	Change in Use
3-014		Jack	Cannon	Opposed	Change in Use
3-014		Christina	Wohlfort	Opposed	Change in Use
3-014	We need to keep the area residential and farm land	James	Walrod	Opposed	Change in Use
3-014	Strongly Opposed	K	Ryan	Opposed	Change in Use
3-014		Catherine	Walrod	Opposed	Change in Use
3-014	Strongly opposed	Paul	Franzoni	Opposed	Change in Use
3-014		Dyonne	Calland	Opposed	Change in Use
3-014		James	Calland	Opposed	Change in Use
3-014	Strongly opposed	Diane	Zakai	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	Strongly opposed, businesses do not belong in a rural community	Sue	Berry	Opposed	Change in Use
3-014	Strongly opposed, businesses do not belong in a rural community	Sue	Berry	Opposed	Change in Use
3-014	strongly oppose	Joanne	de Grouchy-Kc	Opposed	Change in Use
3-014	strongly oppose	Joanne	de Grouchy-Kc	Opposed	Change in Use
3-014	strongly oppose	John	Koch	Opposed	Change in Use
3-014	Strongly oppose a business in a residential area	Lori	Lambert	Opposed	Change in Use
3-014		Evelyn	McKenny	Opposed	Change in Use
3-014		Peter	Shaulis	Opposed	Change in Use
3-014	Strongly opposed	Alanna	Heiland	Opposed	Change in Use
3-014		Brandon	Morici	Opposed	Change in Use
3-014	Not wanted in this rural area.	Frances	Villa	Opposed	Change in Use
3-014	Preserve rural environment	Patricia	Buntz	Opposed	Change in Use
3-014	Preservation of neighborhood as rural area.	Diane	Grue	Opposed	Change in Use
3-014	Very opposed to this zoning change request. The owner could have purchased a property in the correct zoning. This is a residential rural community - not a business district!	Richard	Edmunds	Opposed	Change in Use
3-014	I am strongly opposed to having a non-residential site in the area.	Melanie	Creamer	Opposed	Change in Use
3-014	Strongly OPPOSED	Mark	Steindler	Opposed	Change in Use
3-014	We are STRONGLY OPPOSED	Cecelia	Steindler	Opposed	Change in Use
3-014	Strongly opposed	Patrick	Rowe	Opposed	Change in Use
3-014		William	Buckingham	Opposed	Change in Use
3-014		Elizabeth	Buckingham	Opposed	Change in Use
3-014	Strongly opposed. Baldwin is a quiet rural residential community. Keep it that way!!	Jodie	Schwartz	Opposed	Change in Use
3-014		Gwen	Kelley	Opposed	Change in Use
3-014		Carol	Brown	Opposed	Change in Use
3-014	Our community does not have the infrastructure in place to accommodate such a business, nor does the purchase of the property entitle the individual to build such a business.	Luis	Engelke	Opposed	Change in Use
3-014	I have deep concerns about the amount of water this facility was pull from the water table.	Sharon	Corona	Opposed	Change in Use
3-014	very concerned	joseph	schuler	Opposed	Change in Use
3-014		sharon	schuler	Opposed	Change in Use
3-014		Kathy	Hutson	Opposed	Change in Use
3-014		James	Hutson	Opposed	Change in Use
3-014	Strongly opposed. Retain the integrity of our rural residential community.	Kathleen	Dengler	Opposed	Change in Use
3-014	This does not belong in a residential area. Keep the zoning residential.	Al	Schuele	Opposed	Change in Use
3-014	Totally opposed. The current zoning of rural residential is completely appropriate to the area.	Lawrence	Doan	Opposed	Change in Use
3-014		Corey	Schuler	Opposed	Change in Use

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3-014		Gina	Vacovsky	Opposed	Change in Use
3-014	Strongly opposed	Debbie	Pavesich	Opposed	Change in Use
3-014		Bruce	Pavesich	Opposed	Change in Use
3-014		Elizabeth	Hall	Opposed	Change in Use
3-014	OPPOSED	Kim	Vohrer	Opposed	Change in Use
3-014	STRONGLY OPPOSED. I OPPOSE 3-014. The property at 4711 Carroll Manor Road is currently zoned RC-5 Rural Residential. Since our neighborhood is a rural neighborhood, the current zoning for this property is appropriate for the area and should not be changed. Respectfully submitted, G. M. Knopp	G Michael	Knopp	Opposed	Change in Use
3-014		John	Lennon	Opposed	Change in Use
3-014		Emily	P	Opposed	Change in Use
3-014		Nazila	Abrishami	Opposed	Change in Use
3-014		Barbara	Rock	Opposed	Change in Use
3-014		Christine	Thompson	Opposed	Change in Use
3-014	I am very strongly opposed to having a non-residential site in the area!	Marisa	Nastalski	Opposed	Change in Use
3-014		Patrick	Marshall	Opposed	Change in Use
3-014		Carol	Brewer	Opposed	Change in Use
3-014	This is a residential area and should remain... a single family, residential area. Commercial facilities should be co-mingled with other commercial entities. The noise, traffic and environmental impact to the residential area would not only deteriorate the pleasant environment all residents bought into but also detract from the rural setting that members of the community have worked hard to develop.	Troy	Brewer	Opposed	Change in Use
3-014	Preserve our natural environment.	Joanne	Christian	Opposed	Change in Use
3-014	Please do not blemish our neighborhood by rezoning 4711 Carroll Manor Rd to BR.	Giorgio	Gayleard	Opposed	Change in Use
3-014		David	Wilhelm	Opposed	Change in Use
3-014	Strongly OPPOSE! Please do not rezone and forever reshape our wonderful community and neighborhood.	Bryan	Knapp	Opposed	Change in Use
3-014	Opposed	Kelly	Evans	Opposed	Change in Use
3-014	Opposed	Joseph	Evans	Opposed	Change in Use
3-014		Grayson	Knapp	Opposed	Change in Use
3-014		Lindsay	Matthews	Opposed	Change in Use
3-014		Scott	Matthews	Opposed	Change in Use
3-014	Strongly opposed	Katherine	Franzoni	Opposed	Change in Use
3-014	Strongly opposed	Nicholas	Franzoni	Opposed	Change in Use
3-014	Strongly opposed	Julia	Franzoni	Opposed	Change in Use
3-014		Judith	McMahon	Opposed	Change in Use
3-014		Scott	McMahon	Opposed	Change in Use
3-014	Strongly oppose	Christopher	Hart	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014		Lois	Bullen	Opposed	Change in Use
3-014	This building does not fit the rural residential nature of the area and sets a bad precedent for future development. I am strongly opposed to this request.	Jeffrey	Walsh	Opposed	Change in Use
3-014		Christopher	Morici	Opposed	Change in Use
3-014	This is not wanted in a rural community of homes.	Lucy	Lynch	Opposed	Change in Use
3-014		Moshe	Schwartz	Opposed	Change in Use
3-014	This is has been a residential community for over 75 years. A commercial building is an inappropriate use for this property. This proposed change is completely inconsistent and incompatible with the current residential zoning plan. Any change would be incompatible with the current residential plan and existing neighborhood.	Dotty	Biser	Opposed	Change in Use
3-014	A commercial business is conflicts with the current residential character of our community.	Paul	Biser	Opposed	Change in Use
3-014	Having a large public facility will enact large draws on the well water of the area, which has otherwise been preserved by residential housing. The county recently put in speed bumps to make the residential area safer for children, putting a new business there is going to undo all of that progress. It does not matter what the business is, but the change in zoning now means that there can be single-family suburban homes right next to a Wal-Mart. This is unacceptable, and it lowers property values, makes the region around the business more dangerous for children and their families to play, including children of the elementary school down the street.	Clarice	McKee	Opposed	Change in Use
3-014	STRONGLY OPPOSED. Baltimore County needs to offer a variety of living situations. We have chosen to live in a rural area. Do not approve BR zoning.	Sharyn	Kearney	Opposed	Change in Use
3-014	Totally inappropriate use of space for this area.	Sean	Kearney	Opposed	Change in Use
3-014	I strongly oppose changing the zoning of this property. I have a concern that there will be added pollution to include coming from traffic, noise, and lights which will greatly affect the rural nature of this area. Why would you want to add traffic to this lovely country road?? Or take a chance of drying out our wells?? When the neighbors' wells dry out is this owner going to reimburse their neighbors? The purchaser of this property made a major mistake in buying a residential property and trying to make it commercial. She/he should have purchased a commercial property already zoned for her/his purposes. Not a very bright decision!!	Maria	Littleton	Opposed	Change in Use
3-014	I am strongly opposed to any commercial property in this area. We have lived here for 35 years, and have had our well run dry once when a neighbor had their home power-washed. The size of that property would not support anything other than a single family residence.	Theresa	Morici	Opposed	Change in Use
3-014	Residential Area, should remain current zoning.	dezso	csipo	Opposed	Change in Use
3-014	I am highly opposed of this proposed zoning change. I have lived here for 35 years, and we have experienced many summers with drought conditions. We have had our well run dry after a neighbor power-washed their house. I am also concerned about what kind of toxins could wind up in the septic system, that would ultimately end up in the ground-water supply. I would like to see county charts of the water table capacity since we have experienced well issues in the past. This is putting a commercial demand on the water table, when there is already a strain on it just from residential use.	Serafino	Morici	Opposed	Change in Use
3-014	Inappropriate land use. Opens residential area to business use	Victor	Delclos	Opposed	Change in Use
3-014	We live here for the piece and quiet not for a business to be here.	ronald	musick	Opposed	Change in Use
3-014	Strongly opposed.	Sarah	Telljohann	Opposed	Change in Use
3-014	This re-zoning request is absurd. The facts are that the parcel in question sits in a rural area, on a road that leads to many neighborhoods, within 3/4 of a mile of an Elementary school, on a road that has speed humps installed to cut down traffic. The request makes no sense.	Kevin	Culley	Opposed	Change in Use
3-014	Strongly oppose. Based on my professional experience. I have witnessed unhealthy conditions, lack (absence of) supervision at facilities, poor maintenance and over crowding on site.	Kevin	Smith	Opposed	Change in Use
3-014		Karen	Carbaugh	Opposed	Change in Use
3-014		Sherri	Snyder	Opposed	Change in Use
3-014	I STRONGLY OPPOSE. Please oppose this rezoning threat as it will adversely impact our bucolic neighborhood, lifestyle and our sense of community.	John	Gayleard	Opposed	Change in Use
3-014	Any facility which requires BR zoning does not belong in our rural residential neighborhood.	Armando	Gayleard	Opposed	Change in Use
3-014	I am strongly opposed to the rezoning 4711 Carroll Manor Rd from RC5 to BR.	Dana	Gayleard	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	The zoning in our neighborhood is primarily RC5 and it should remain as such. I do not want our bucolic setting destroyed.	Nina	Gayleard	Opposed	Change in Use
3-014	We do not need this zoning change in a residential area	deborah	musick	Opposed	Change in Use
3-014	I do not want to have zoning which could potentially lead into business development in our area. I just moved here 3 years ago to get away from that area of living. Keep this country location rural.	Susan	Wise	Opposed	Change in Use
3-014		Peter	Snyder	Opposed	Change in Use
3-014	This zoning request make no sense whatsoever for this area!	Steven	Breitzka	Opposed	Change in Use
3-014	keep rural areas rural.	Joyce	Mason	Opposed	Change in Use
3-014		Gina	McEvoy	Opposed	Change in Use
3-014	Inconsistent use	Megan	Ford	Opposed	Change in Use
3-014		Long	Clark	Opposed	Change in Use
3-014		Mike	Clark	Opposed	Change in Use
3-014		Mark	Jones	Opposed	Change in Use
3-014	I want the area to stay rural.	Frances	Sliwka	Opposed	Change in Use
3-014	Why do you want to put a commercial property in a neighborhood next to a school? The commercial area is at four corners at Sweet Air and Jarrettsville Pike. You should have purchased a property there.	john	littleton	Opposed	Change in Use
3-014		Suzanne	Ventura	Opposed	Change in Use
3-014		Cindy	Feglar	Opposed	Change in Use
3-014	This facility does not belong in our rural community!	Joanne	Hiss	Opposed	Change in Use
3-014		Michael	Feglar	Opposed	Change in Use
3-014	totally inappropriate	Keith	Hiss	Opposed	Change in Use
3-014		Brittany	Feglar	Opposed	Change in Use
3-014		Nicole	Feglar	Opposed	Change in Use
3-014	Keep this area residential. Changing the zoning could be detrimental to the community. We purchased our home based in large part on the residential community. Please don't change it. Keep residential only zoning.	Kimberly	Saxon	Opposed	Change in Use
3-014		Kim	Bryson	Opposed	Change in Use
3-014		Joseph	Mihalovich	Opposed	Change in Use
3-014		Tiffany	Kaminsky	Opposed	Change in Use
3-014		Estelle	Bouyoukas	Opposed	Change in Use
3-014		Karis	Colnitis	Opposed	Change in Use
3-014		Gordon	Hector	Opposed	Change in Use
3-014		Sally	Hector	Opposed	Change in Use
3-014		Glenn	Dodson	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	Extremely opposed. This is a rural area and should be kept a family community. It will cause property values to go down, more traffic on roads, and is not an appropriate are for a business! We moved here due to being a residential , family oriented neighborhood. Please keep it that way! Save this area for the children.	Ronald	Kerdasha	Opposed	Change in Use
3-014		Janet	Jackson	Opposed	Change in Use
3-014		Joseph	Jackson	Opposed	Change in Use
3-014		Marianna	Jackson	Opposed	Change in Use
3-014		Lilianna	Jackson	Opposed	Change in Use
3-014		Linda	Bertazon	Opposed	Change in Use
3-014		Diane	Reid	Opposed	Change in Use
3-014		John	Heinlein	Opposed	Change in Use
3-014		Nathan	Heinlein	Opposed	Change in Use
3-014		Jennifer	Heinlein	Opposed	Change in Use
3-014	inconsistent use Build it if you want Baltimore City out here.	Anne	Hofmann	Opposed	Change in Use
3-014		Louis	Bertazon	Opposed	Change in Use
3-014		Brooks	Bertazon	Opposed	Change in Use
3-014		Ashley	Bertazon	Opposed	Change in Use
3-014		Christopher	Bertazon	Opposed	Change in Use
3-014		michael	burns	Opposed	Change in Use
3-014		mike	bush	Opposed	Change in Use
3-014				Opposed	Change in Use
3-014		Karen	Trzcinski	Opposed	Change in Use
3-014		Daniel	Ford	Opposed	Change in Use
3-014	This is a rural, residential area and needs to remain that way. There is an elementary school down the street. This is not the place for a commercial property.	Joseph	Schaeffer	Opposed	Change in Use
3-014		Corinne	James	Opposed	Change in Use
3-014		August	D’Aleo	Opposed	Change in Use
3-014		Dani	Rush	Opposed	Change in Use
3-014		Al	Green	Opposed	Change in Use
3-014		Karen	Botti	Opposed	Change in Use
3-014		Bob	Botti	Opposed	Change in Use
3-014		Steve	Hayward	Opposed	Change in Use
3-014					
3-014					

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3-014	A commercial business is not appropriated for this residential neighborhood	Richard	Ellerkmann	Opposed	Change in Use
3-014	This is zoned residential and should remain zoned residential. We do not have county water out here we are all on well water. There are plenty of other places in the county where this could be built that would be more appropriate.	Theresa	Weigel	Opposed	Change in Use
3-014	We are residential and agricultural. Our wells and streets cannot support big business traffic.	Jennifer	Helm	Opposed	Change in Use
3-014		Thomas	James	Opposed	Change in Use
3-014		Maureen	Botzler	Opposed	Change in Use
3-014		David	Botzler	Opposed	Change in Use
3-014	This is a residential area and should not be rezoned to a business. The road and area cannot support a business zone.	Michelle	Semian	Opposed	Change in Use
3-014	There should be no commercial zoning for this location.	Julianne	Johnson	Opposed	Change in Use
3-014		Nancy	Pine	Opposed	Change in Use
3-014		Maria	Hamilton	Opposed	Change in Use
3-014	We don't want nor need additional development, especially commercial in our area. This is a country setting which is why we all live out here and do not want the noise, light no, traffic and strain on our ecosystem.	Ken	German	Opposed	Change in Use
3-014		Chase	Kearney	Opposed	Change in Use
3-014		Amanda	Reilly	Opposed	Change in Use
3-014		Katie	Swim	Opposed	Change in Use
3-014	strongly opposed	Larry	Wilson	Opposed	Change in Use
3-014		Anthony	Fiore	Opposed	Change in Use
3-014		Jen	Davenport	Opposed	Change in Use
3-014		Laura	Dorbert-Colen	Opposed	Change in Use
3-014		John	Coleman	Opposed	Change in Use
3-014		Lisa	McWilliams	Opposed	Change in Use
3-014		Nisha	Raikar	Opposed	Change in Use
3-014		Daniel	De Los Heros	Opposed	Change in Use
3-014		Elizabeth	Pleiss	Opposed	Change in Use
3-014		William	Pleiss	Opposed	Change in Use
3-014		Jackie	DeVita	Opposed	Change in Use
3-014	Why does the Issue Vote automatically drop down to "In Favor of"? A business does not belong on this road. Plenty of areas for a business but not here.	Melinda	Everhart	Opposed	Change in Use
3-014		Emily	Burke	Opposed	Change in Use
3-014		Samuel	Burke	Opposed	Change in Use
3-014	The majority of neighbors with a long history of paying property taxes do not want to grant this zoning exception.	John	Cannon	Opposed	Change in Use
3-014		Kristen	Graham	Opposed	Change in Use
3-014		Cynthia	Breitzka	Opposed	Change in Use
3-014	This is a rural, residential area and the zoning should not be changed in any way.	Michael	Graham	Opposed	Change in Use

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3-014	We are rural and wish to stay this way!	Donna	Baumann	Opposed	Change in Use
3-014		Suja	strickland	Opposed	Change in Use
3-014		Richard	strickland	Opposed	Change in Use
3-014		Marie	strickland	Opposed	Change in Use
3-014		Brooke	Bouyoukas	Opposed	Change in Use
3-014		Jim	Bouyoukas	Opposed	Change in Use
3-014	Inconsistent use	Sydney	James	Opposed	Change in Use
3-014	Inconsistent use	Steve	James	Opposed	Change in Use
3-014		Gretchen	Cannon	Opposed	Change in Use
3-014		Woodrow	Pitman	Opposed	Change in Use
3-014	We live at 4900 Carroll Manor Rd (RD 5). We are very concerned and strongly opposed to re-zoning 4711 Carroll Manor Rd to allow commercial activity (BR). There is already too much traffic on our road and our area uses wells and septic systems. Any commercial activity of the nature allowed by BR would be totally inappropriate in the idst of our residential neighborhood. Please don't let this happen.	Richard & Joyc Zahner		Opposed	Change in Use
3-014	Concerned the zoning change will convert the property in a residential area to the most permissive commercial use. The change would be incongruouse with the neighborhood, increase traffic, tax the existing wells and septic systems of surrounding properties, subject neighbors to disruptive activity at all hours, and generally be opposed to the decades long residential zoning prevalent in the Carroll Manor community. Attended a public meeting with the owner and had 4 takeaways: 1-large community turnout with overwhelming opposition to the project 2)owner did not provide adequate answers to questions about operation of the property with the intended use, 3)opinion that the owner has acted in bad faith since purchasing the property and she never intended to use it as a residence, 4)the change would be precident setting for the Carroll Manor community	James & Donn: Johnson		Opposed	Change in Use
3-014	1-Inconsist to the rural-residential nature of the community, 2-commerical signage, fencing, parking, etc inconsistent with the neighborhood, 3-concerns about traffic, 4-assisted living community exists in the community and adds to the concerns about the development of the same at this location, 5-commercial trash collection inconsistent with neighborhood and would be disruptive, 6-increased load on ground water	Paul	Franzoni	Opposed	Change in Use
3-014	Would be disruptive to the nature of the community and traffic, road safety given the location along a curve and limited sight lines, commercial lighting, traffic issues, change in zoning would allow any number of other uses that would be inconsistent with the area.	Brian & Robin	Znamirowski	Opposed	Change in Use
3-014	Very strong opposition to the requested change. This is a rural community and neighborhood and no good will be served if rezoned to BR for those that call the area home.	Bob & Karen	Hayden	Opposed	Change in Use
3-014	1)concerned zoning change would overtax water supply. Community on wells. 2)concern over septic systems and the high water usage from a business such as proposed could result in run over or leakage contaminating neighboring wells. 3) proximity to Loch Raven Reservoir and the added runoff generated by a large paved lot. 4) site entry/exist on the property 5) added traffic would create additional traffic issues in the neighborhood	Dolores	Kahler	Opposed	Change in Use
3-014	Opposition to proposed rezoning. My house is half a mile from the address. A half a mile or so in the other direction is Carroll Manor elementary school. Our neighborhood is the textbook definition of a residential community and any re-zoning represents a significant danger to that community. As I'm sure you are aware, 9 speed humps were installed recently on Carroll Manor Rd for the safety of the community. Allowing commercial development in our neighborhood would have the opposite effect.	Jonathan	Saxon	Opposed	Change in Use
3-014	Concerned with the requested zoning change. Plenty of commercial properties in Baltimore County, no need to insert into a rural neighborhood. Concerned about:inpact on resident's well water and septic systems, increased traffic from a commercial facility with delivery trucks/staff/visitors, run-off from impervious surfaces, light pollution in a rural area. Irreversible precedent and detrimental impacts on environment and residential property values if the change is allowed.	Lorena	Streb	Opposed	Change in Use
3-014	Please help us oppose the propsed zoning change for 4711 Carroll Manor Rd. I live just off of Carroll Manor Rd and have been here for 23 years. We cherish our rural way of liffe and this type of zoning change would set a precedent for others to follow suit. The BR zoning request could potentially lead to excess traffic, increase in building, a drain on our water supply and excess sewage. Please keep our neighborhood rural.	Yvette	Severn	Opposed	Change in Use
3-014	Express our strong opposition to the rezoning request for the property at 4711 Carooll Manor Rd from RC 5 to BR. We live nearby and we're very concerned about the precedent this rezoning would set that could allow inappropriate commercial development of our rural residential neighborhood.	Richard	George	Opposed	Change in Use
3-014	Concerned about increased traffic, impact on ground water, septic systems, and runoff, decrease of property values	Deborah	Barbour	Opposed	Change in Use
3-014	concerned about what the change of zoning would lead to in the future that is not consistent with the residential neighborhood, traffic and safety, impact on well and septic systems and other environmental impacts	Roy	Lancraft	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	The change from RC5 to BR is extreme and precedent setting and void void the preservation of rural and agricultural land use in Baltimore County. The County has adequate and attractive commercial properties available. The transportation and utility infrastructure in place to support business activities in the commercially zoned areas. The location is unlikely to be economically viable and may result in a derelict property.	Sally	MacDowell	Opposed	Change in Use
3-014	Board of Directors of the Greater Jacksonville Commnuity Assoc. oppose. The possible commercial development allowable under BR zoning could result in numerous usus not compatible with the rural residential nature of the community, which is outside the URDL. Areas residents, who have brought thier concerns to the Greater Jacksonville Association, are alarmed by the possible uses that are allowable with BR zoning such as a hotel or lumberyard with a landfill, trailer park, truck stop, or even a striptease business allowable by special exception. BR zoning would also result in traffic issues in a community that has already seen the need for speed bump installation partially because of the nearby Carroll Manor Elementary School.	Elizabeth	Lehmann	Opposed	Change in Use
3-014	Concerned with the requested zoning change. Plenty of commercial properties in Baltimore County, no need to insert into a rural neighborhood. Concerned about:inpact on resident's well water and septic systems, increased traffic from a commercial facility with delivery trucks/staff/visitors, run-off from impervious surfaces, light pollution in a rural area. Irreversible precedent and detrimental impacts on environment and residential property values if the change is allowed.	David	Streb	Opposed	Change in Use
3-014	Carroll Manor Rd is 1.5 miles long and the neighborhood is comprised of approximately 65 residences with a Carroll Manor street address, Carroll manor Park, two farms, St. John Evangelist Church historic site, and Carrroll Manor Elementary School. Additionally, there are nine side streets with approximately 200 more homes that are directly off Carroll Manor Rd and all are on well water and septic systems. Concerned about all that the change could allow: paving and subsequent run off, light pollution, increased traffic	Ed & Susan	Wiercinski	Opposed	Change in Use
3-014	Our concerns mainly involve taxing the water supply and creating septic system runoff which would certainly be an issue by a rezoning of this level since this area does depend on wells. Also this specific property is on a blind curve and would certainly increase safety issues. We have a 2 lane road without sidewalks and, in fact, children have always been bused to the local elementary shocol because of this issue. Additional traffic would also be a great concern. We already hae an extreme amount of traffic from PA and surrounding areas using Carroll Manor Rd to get to the Beltway and Towson. Speed bumps were installed which has only made matters worse and do little to decrease speeding along this road. Drivers aregoing around them by driving on residents property creating huge ruts on thier lawns.	Charles & Patri Meushaw		Opposed	Change in Use
3-014	requested change would be inconsistent and incompatible with the surrounding area and would be a serious threat to the local and wider environment and ecology. The change would set an irrevocable precedent, changing the character of the area and harming the environment	John & Darlene Lennon		Opposed	Change in Use
3-014	Concern with traffic, ground water & septic, property values	Claude	Barbour	Opposed	Change in Use
3-014	Commercial impact on rural community character, impact on well water and septic systems, traffic, run-off from impervious surfaces, light pollution	Bob	Botti	Opposed	Change in Use
3-014	opposition to the proposed change. This is a residential neighborhood and allowing a change in setbacks and max building height will destroy the integrity of the neighborhood. Many of us moved here because it is a quiet peaceful place to raise our kids and where grass, tress, neighborhoods, and farms are prevalent. Allowing the possibility of a 40 ft building setback 25 ft form the road, along with the increase in traffic, parking and added stress to the well water, is absolutely absurd.	Rich & Sarah	Telljohann	Opposed	Change in Use
3-014	Concern about impact on rural community to allow most permissive commercial zone. Impact on traffic and water/septic	Chris	Vohrer	Opposed	Change in Use
3-014	As a close neighbor of 4711 Carroll Manor Rd, I am writing to urge you to influence the rejection of this request for change. The current zoning of the area is RC5. The current owners are requesting that the zoning be upgraded to Business. To drop business zoning into a rural residential area is totally inappropriate. This residential area only recently added 9 speed humps to further maintain the rural nature of the area. In addition, our rural community has no public water or sewer facilitis to serve a buiness	Tina	Nemphos	Opposed	Change in Use
3-014	Change in character of the area. Impact on property values	William	Fuestle	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-014	On behalf of the Carroll Manor community, we have been chosen to voice our STRONGEST opposition on Zoning issue 3-014 which would change the single family residence at 4711 Carroll Manor Road from RCS Rural Residential to BR Business Roadside. No issue has so completely shocked our community into action as this attempt to alter the fundamental character of this neighborhood. We recently held a meeting at the Long Green Volunteer Fire Station to provide information on this rezoning attempt and well over 100 concerned neighbors attended. Opposition was unanimous and LOUD!				
	For starters, the request violates the County's 2020 master plan of limiting rural residential development and protecting the character of a community. 3-014 is a perfect example of "spot zoning" which is discouraged by Baltimore County -- and for good reason.				
	Inserting a commercial enterprise literally in the middle of our quiet two lane country road ruins the neighborhood. Interjecting ANY business into Carroll Manor will lower our property values; increase traffic, spoil our country landscape, increase impervious parking surfaces and add commercial signage and bright "security" lighting -- to name a few obvious problems.				
3-014	This proposal could cause irreversible damage to the environment. The house in question is in a watershed designated as Maryland's Tier II High Quality Waters. Carroll Manor residents are concerned about damage to our properties from increased water and septic stress when usage goes from a single family residence to a business with laundry and food service needs, operating 24-7. Our community is afraid of lowered well water yields and the harm to the quality of the water in those wells.				
	A business of any type surely will need frequent deliveries by heavy trucks --even tractor trailers. A business will include a parking lot to accommodate employees, visitors and clients. A large paved parking lot increases harmful storm water run-off and is just plain ugly.				
	The change in zoning opens the door to ANY permitted use under BR zoning. This irreversible Zoning by the current or future owner could results in numerous uses not compatible with the rural residential nature of the community. Uses could include a hotel, convenience store, or strip mall. The BR Zoning is the most permissible commercial classification and with the lure of a business' cash, inventory, medicines or other valuables, could increase the risk for crime in our neighborhood.				
3-014	We all moved here because it is a quiet, peaceful place to raise our families and some of us have done it for generations.				
	For decades, this has been a purely RURAL residential neighborhood without sidewalks or shoulders. The road needs to be kept safe for the parents, teachers and students of Carroll Manor Elementary, as well as for walkers, joggers and bicyclists. We love seeing farm tractors and hay wagons on our country road and that some of our neighbors have horses. We enjoy watching corn and soy crops mature to harvest time. Yes, this request involves ONE house, but it creates the risk of other entrepreneurs buying up houses and turning them into a new commercial ventures.				
	We are not only here to oppose this re-zoning for the benefit of the immediate future of Carroll Manor, but to stand up for the younger generation of residents and what could be in store for them if this were to PASS. PLEASE stop this before it starts				
3-014	On behalf of the ENTIRE Carroll Manor community, thank you for listening to us.	Susan	Quinn	Opposed	Change in Use
	Petition received opposing the zoning change. Petition consist of 205 with names, addresses, and phone numbers	Carroll Manor	Community	Opposed	Change in Use
3-014	I write to tell you of my opposition to the proposed zoning change 2020 CZMP Issue #3-014. I am a long time resident of this community.				
	My concern about a zoning change from a single family home would overtax this community's water supply. We all have wells.				
	Septic System run over from high volume usage could contaminate neighboring wells.				
3-014	The community is on the edge of the Loch Raven watershed area. A large paved parking area would add to the run off.				
	The entry/exit site for the property is on a blind curve.				
	Additional traffic from visitors and staff would add to the already heavy volume on our narrow two lane road that resulted in multiple traffic humps recently being installed.				
3-014	I hope you will join me in opposing 2020CZMP Issue #3-014	Dolores	Kahler	Opposed	Change in Use
	We are writing to express our opposition to the above zoning change. Our concerns mainly involve taxing the water supply and creating septic system runoff which would certainly be an issue by a rezoning of this level since this area's water supply solely depends on wells. Also this property is on a blind curve which would certainly increase safety issues.				
	Thank you for your consideration				
3-014		Charles & Patri	Meushaw	Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
	<p>I am writing to let you know there are many of us in the Carroll Manor Community that oppose to the subject zoning.</p> <p>We, as a community got together on the following dates to list our opposition.</p> <p>1. March 1, 2020</p> <p>We had a meeting at the Long Green Gardens at the LGVFC to make everyone aware of what was going on regarding this zoning.</p> <p>Over 115 people showed up!</p> <p>2. March 9, 2020</p> <p>The owner of 4711 sent out a few certified letters - maybe 4-6 to have a meeting at her home to make us aware of the plan.</p> <p>Well over 50 people showed up at her home in opposition of this zoning. I think Mrs Harding and her lawyer, Mr. Tim Kotroco, were astounded at how many neighbors showed up.</p> <p>3. March 12th.</p> <p>We were going to have over 200 concerned community members attend the meeting at Loch Raven HS _ but it was cancelled. We were very disappointed that we could not voice, in person, how many of us do not want this zoning in our rural neighborhood.</p> <p>Close to 300 people have opposed on the website that you asked us to voice our opinions.</p> <p>As you can see, the opposition is growing stronger every day.</p> <p>I sent a certified letter when the March 12 meeting was cancelled.</p> <p>It contained the letter that was to be read and the list of community members that have opposed. Well over 200 signatures were collected at that time. It was received at the front desk on March 31st, and we hope it got to the proper person.</p> <p>The Greater Jacksonville Association has also sent you a letter in opposition.</p> <p>We ask that you listen to all of us in this neighborhood and let this zoning NOT go through.</p> <p>WE ARE STRONGLY OPPOSED!</p> <p>Thank you for letting us voice our concerns, and we will be attending the meeting on April 21st at 6 pm.</p> <p>For the record, we are opposed that this meeting could not be made in person to show our true opposition due to the Corona virus regulations put in place</p>	Sue	Quinn	Opposed	Change in Use
3-014	<p>Thank you for your dedication to Baltimore County citizens and it's zoning issues through the extraordinary challenges of COVID-19.</p> <p>In late February I mailed a letter to the CZMP concerning Zoning Issue #3-014. I have attached a copy of that letter to this email for the convenience of CZMP Members.</p> <p>Thank you for your dedication</p>	John	Lennon	Opposed	Change in Use
	<p>We are writing to express our opposition specifically to zoning issues 3-031 and 3-014.</p> <p>We oppose Issue 3-014 because of the residential nature of the Carroll Manor area and zoning that should remain intact or even down-zoned rather than the proposed changes/commercial zoning.</p> <p>We also oppose Issue 3-031, the proposal for Oregon Grille to expand services (catered events with tents, amplified music and lights), because of the negative impact on the community including traffic, the Oregon Park and natural setting adjacent to the Agricultural center. Any additional impervious surfaces would have a negative impact on the tributary the runs adjacent to the property and feeds the watershed. This isn't speculative, it's fact.</p> <p>With the impact of Covid 19, now is not the time to sacrifice environmental integrity or the public good.</p>	John & Renae	Olver	Opposed	Change in Use
3-014	<p>This is a residential community. Please leave it that way.</p>	Mark	Jones	Opposed	Change in Use
3-014	<p>I am opposed to the zoning change 3-014. It would change the our rural area forever and there would be no going back. The proposed nursing home would affect our water supply, run off from more paved surfaces, and increased traffic. I am against any zoning change to this property.</p>	Katherine	Weglein	Opposed	Change in Use
3-014	<p>We are writing to express our concern and strong opposition to the requested zoning change from RC-5 to BR for 4711 Carroll Manor Rd, Baldwin (CZMP 2020 Issue 3-014). The Carroll Manor Rd. area is a quiet rural/residential setting. The change to business zoning is completely incompatible with and destructive to the historic and current nature of the area. The requested change in zoning would increase traffic, require structural changes to support a business, and stress the water supply, which is provided by wells. There are numerous other areas of Baltimore County already zoned for BR where a business could be situated without a need to change the zoning and disrupt the Carroll Manor neighborhood.</p>	Kathleen	Dengler	Opposed	Change in Use
3-015		Laura	Brunet	Opposed	Development

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3-015	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use
3-016	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use
3-017	The minor adjustment in zoning is not expected to adversely encroach on the residential properties located beyond the wester boundary of the property.	Reisterstown--	Mike Stewart	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
	<p>The property owner respectfully requests that the Planning Board adopt the Department of Planning Staff's recommendation that 0.63 acres of the 0.87 acre issue be rezoned from RC 2 to BL-CR. For the following reasons, the Planning Board does not need to further consider this rezoning request at the work session.</p> <p>Smith, Gildea & Schmidt, on behalf of the property owner, Farmers & Merchants Bank, submits this justification letter regarding the above referenced property. Fanners & Merchants Bank operates a bank which employs a number of local residents at 15226 Hanover Pike (located at the southwest corner of Hanover Pike and Emory Road). It also owns two properties to the south of the bank, 15216 & 15218 Hanover Pike. The rezoning request is for a portion of the respective properties which are presently zoned RC 2 to be rezoned to BL-CR, which is what the predominant portion of the properties along this commercial corridor are zoned. The rezoning was requested so that Fanners & Merchants Bank can utilize these properties for commercial uses consistent with the commercial corridor in which they are located.</p> <p>Joe Wiley prepared the Department of Planning's Analysis Report dated 1/9/2020 wherein Planning stated that "Staff recommends BL CR & RC 2. The type of request is appropriate, however the scale or intensity has been modified based on the compatibility with surrounding land uses/zoning."</p> <p>While the property owner has had several discussions with the community about the request to rezone the RC 2 portions to the rear of 15216 & 15218 Hanover Pike, it is unaware of any public comments which have been submitted regarding the rezoning request.</p> <p>In the event you have received some additional information in support of the rezoning request by mail or e-mail, Smith, Gildea & Schmidt offers the following information for your consideration when determining whether to support Planning's recommendation or sequester the issue for consideration at the work session presently scheduled for April 24, 2020:</p> <ul style="list-style-type: none">• Farmers & Merchants Bank has run a bank from this location for many years and is a part of the community.• Hanover Pike is a state highway which links Carroll County and southern Pennsylvania with the Owings Mills Growth Area and the Baltimore Beltway. The intersection of Hanover Pike and Emory Road is the primary intersection of the town known as Fowlesburg.• What Planning is referring to when it says "the scale or intensity has been modified based on the compatibility with surrounding land uses/zoning" refers to its recommendation not to support the rezoning requested for the strip of land to the rear of 15216 & 15218 Hanover Pike, both of which are presently vacant. The properties front on Hanover Pike and should be zoned commercially rather than split zoned BL-CR and RC 2. The bank has had many meetings with the community regarding this issue and while the Master Plan supports the entirety of the property being zoned BL-CR, the Bank is agreeable with the existing split zoning. <p>The Hanover Pike C01Tidor Study supports the rezoning request. It recognizes that the CR district overlay places reasonable size and design limitations on these properties, ensuring design compatibility and maintenance of the rural character of the area. Therefore, maintaining the RC 2 zoning to the rear of 15216 & 15218 Hanover Pike, as recommended by Planning, is unnecessary but does not necessitate further consideration by the Planning Board of Planning's recommendation.</p>				
3-017		Jason	Vettori	In Favor Of	Development
3-017	Strongly opposed to this	Joanne	Christian	Opposed	Development
	<p>Neighbor, 20' from bank property line. When the bank bought the property, I offered to buy the .25 acres that is zoned RC2 to keep a buffer on the side of my home but they were not interested and are now seeking an upzoning change. I would like to see a buffer maintained with my residential property. If it is granted, there should be covenants in place to protect the community as to future land uses. Concerned about environmental and quality of life impacts from increased commercial.</p>				
3-017		Susan	Leslie	Opposed	Development
	<p>Wish to keep the property in the family and are requesting the change to allow what is now 71 acres under 1 deed with 2 owners to allow division of the property so that each owner would have their own designated piece of property. Wish to keep property in the family</p>				
3-018		Graziella	Santoro	In Favor Of	Other
3-018	Oppose the request due to impact on scenic and rural nature of the area, impact on environment, and impact on property value	Richard	Rudell	Opposed	Development
3-018	Support reduction in density	Joanne	Christian	Opposed	Development
	<p>Long time use of the building as 2 apartments. Wish to bring the use into conformance with zoning so there is not concern of the ability to continue the long time use of the property as apartment</p>				
3-019		Laura	Emory	In Favor Of	Other
3-019	Writing on behalf of the property owner. Confirming that the property has long been used as 2 apartments	Cheryl	Bozman	No Opinion	Other
3-019	Writing on behalf of the property owner. Confirming that the property has long been used as 2 apartments	Joan	Lawson	No Opinion	Other
3-019	Writing on behalf of the property owner. Confirming that the property has long been commercial	Carl	Issenock	No Opinion	Other
3-019		Joanne	Christian	Opposed	Development

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3-020	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	School Capacity
3-021	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	School Capacity
3-022	Please see the attached letter and enclosures which will also be sent via email attachment	Howard L	Alderman Jr E	In Favor of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-022	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use
3-023	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	School Capacity
3-024		Steven	Colnitis	Opposed	Change in Use
3-025	I support the requested rezoning from its current industrial zoning to commercial zoning to support the proposed Sheetz fuel service station at the old Bob Evans off of Padonia Road.	Ariahna	Gery	In Favor of	Change in Use
3-025	I support the requested rezoning from its current industrial zoning to commercial zoning to support the proposed Sheetz fuel service station at the old Bob Evans.	Grace	Hall	In Favor of	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-025	Sheetz is great, plus it will hopefully push county government to look into the terrible traffic pattern st that intersection	Adam	Gery	In Favor of	Change in Use
3-025	I would support the rezoning of the Padonia Rd. area surrounding the old Bob Evans to allow a Sheetz to be constructed. When I first heard about a Sheetz wanting to branch into the area, I was happy for better competition against the sea of Wawas and Royal Farms. I was surprised it would require a rezoning as I thought of it as food replacing food - not just another gas station. Please permit this rezone and let Cockeysville experience a Sheetz!	Dylan	Stump	In Favor of	Change in Use
3-025	<p>BM-AS. For the following reasons, the Planning Board does not need to further consider this rezoning request at the work session.</p> <p>Smith, Gildea & Schmidt, on behalf of the property owner, Timonium SAB, LLC, submits these summary bullets and a detailed justification regarding the above referenced property:</p> <ul style="list-style-type: none">• A Sheetz fuel service station with a convenience store has been proposed on the property. The Greater Timonium Community Council commented that it is in opposition to the rezoning request but offered no explanation why. It may be based in part upon the perceived impact of the massive mixed use development being proposed cattycorner across Padonia Road rather than a desire that the former Bob Evans site be used industrially as a self-storage facility like the former Macaroni Grill use across Beaver Dam Road. The property has been vacant for nearly two years and is a blight on the community. Without a basis for declining a request for zoning that Planning says is suppo1ted by the Master Plan, the Planning Board need not take it upon itself to come up with one.• Joe Wiley stated in Planning's Issue Analysis Report that "Staff suppo1ts the requested zoning change. The request for zoning change is consistent with the Baltimore County Master Plan 2020, surrounding zoning and land uses."• The Master Plan 2020 supports the proposed zoning change as Planning found because the Land Management Area Plan designation for this property is Employment Center and the transect designation is the T-5 zone (Urban Center Zone). These designations suppo1t the proposed BM-AS zone, not the existing ML-IM zone.• The Hunt Valley/Timonium Master Plan and Western Baltimore County Pedestrian and Bicycle Access Plan support the change in zoning that Planning found because Padonia Road is a commercial corridor and the comer lot near an interstate access is too small for most industrial uses.• Planning and the Planning Board recommended that the property across the street should be rezoned from ML-IM to BM-CCC in the 2016 CZMP. The County Council ultimately changed the zoning per the Planning Board's recommendation. The same Master Plan 2020 and Hunt Valley and Timonium Master Plan provisions apply to this property. <p>The property is located at the northeast intersection of Padonia Road and Beaver Dam Road/Deereco Road (which is 600 feet east of the 1-83 north exit off Padonia Road) and is improved with a building and su1face parking lot. It was previously occupied by Bob Evans, a standard restaurant (which was across the street from the former Macaroni Grill). Bob Evans has closed down. This rezoning request is not for an unknown use. Sheetz is proposing a fuel service station on the property. They have expended a lot of time and resources to get approval for the fuel service station. However, 7-11 across the street and Grau l's located in Mays Chapel have opposed the project to avoid competition in the market. The rezoning of similarly situated prope1ties along Padonia Road in past CZMPs and the Master Plan 2020 and applicable area plan, the Hunt Valley/Timonium Master Plan (http://resources.baltimorecountymd.gov/Documents/Planning/communityplans/huntvalleytimoniumplan.pdD, support the requested zoning change.</p> <p>The Padonia Road corridor is undeniably more commercial than industrial. First, the overwhelming majority of the prope1ties along this corridor are either commercially zoned or used commercially. Any disinterested layperson and/or planning expert would characterize the corridor as commercial as well. Second, the overwhelming majority of the pass by traffic for this property is along Padonia Road. While the site is centrally located along the main arterial roadway serving the industrial corridor that extends from Shawan Road to the end of Greenspring Drive that terminates at Business Park Drive and W. Ayelsbury Road, the use would not primarily serve the industrial corridor based upon the greater amount of traffic passing by the property off of Padonia Road. For this relatively small corner lot to best serve the pass by traffic, the requested BM-AS zoning would be a better zoning designation than ML-IM for the property.</p>	Jason	Vettori	In Favor Of	Change in Use

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3-025	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial properties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our schools are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	Change in Use
3-026	<p>I am opposed to changing the zoning of this property to allow residential units to be included on this property. Current traffic in and around the Cockeysville area is nearly impossible to navigate, especially between Shawan and Ashland Roads weekday mornings and evenings. This is also where York Rd reduces from 4 lanes down to 2 lanes. Both of these intersections were recently rated as a “C” on quality, increasing the traffic load without substantial improvements, such as extending Shawan Rd east to Ashland would be required. Additionally, the schools in this area are within 88-103% of occupancy, and there is currently no approved plan to replace the outdated Dulaney HS. It would be irresponsible and a detriment to the community to approve this zoning variance.</p>	David	Bures	Opposed	Development
3-026	<p>The current abominable traffic situation must be addressed and corrected before even thinking about letting this proposal go through.</p>	Mary	Stershic	Opposed	Traffic/Safety
3-026	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial properties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our schools are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	Opposed	School Capacity
3-027		Carolyn	Collini	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-027	rom: Tony Valeri 2513 Downshire Ct, Lutherville-Timonium, MD 21093 (Springlake Community) Mobil phone - 443.848.3940 email: tonyvaleri831@gmail.com Issue #1 - CC Duplex housing off of Pot Spring Rd - reference # 3-036 Issue #2 - KIMCO Apartments - reference # 3-027 I'm writing to express my extreme concern with the proposed high density development by KIMCO properties and Catholic Charities as referenced above. I live in the Springlake community and would be directly impacted by these 2 proposals. Each of which would have a significant negative impact on the infrastructure and quality of life in my and surrounding communities. These proposals would have significant negative impact on an already strained infrastructure such as traffic load & traffic safety, road quality/maintenance, the educational support system to include over-crowding capacity and building and environmental / preservation of green space ... not to mention a the potential impact on a public saf	Anthony	Valeri	Opposed	Development
3-027	Issue #1 - CC Duplex housing off of Pot Spring Rd - reference # 3-036 Issue #2 - KIMCO Apartments - reference # 3-027 both of these projects will impact an already stressed community including schools, green space, traffic, safety, crime, and already gridlocked roads. These projects will negatively impact the quality of life of existing residents. With over 15 projects in the works for the Timonium area it seems we are being targeted to become the next concrete jungle with no regard to the citizens who have supported the area over the years. I recommend no further development in the area until roads are configured to handle the excess traffic that goes through communities. You are doing a disservice to the public by creating more chaos.	Mary	Vincent	Opposed	Development
3-027	The construction of apartments in the area of the shopping center would negativly impact the area in which we live. The schools are already over crowded. The streets are too busy and people speed down York Road when they can. The crime has risen in our neighborhood since we moved in and adding additional housing in an already overpopulated area would be a mistake. The shopping center has changed for the better over the past couple of years with the addition of stores that have been able to do weel. Adding appartemnts would over crowd the area, parking, and safety. I strongly oppose this construction proposal!	Claire	Gonder	Opposed	Development
3-027	Changing the zoning to add apts to this location will adversely affect the local community. The apts will have an unfavorable impact on property values, add to a already crowded school and road systems. There are plenty of available apartments in the Padonia Road area, no additional apts are needed.	Brad	Howatt	Opposed	Development
3-027	Current infrastructure is not set up to handle the volume. Adding "affordable housing" will decrease the value of the investment of the surrounding neighbors. They, including myself will not only leave the area but the state. My employees will lose their jobs as i take the business i own with me. Lost values, lost tax payers, lost businesses and jobs.	Phillip	Koch	Opposed	Development
3-027	We cannot possibly add more housing (especially dense housing such as apartments) without address infrastructure, specifically roads and traffic. The intersection of York and Timonium Roads is already busy and congested. One can sit in traffic along Timonium Rd. at that intersection on a normal day. Adding any volume, especially dense housing, with have a significant negative impact. Baltimore County must take the responsibility to address infrastructure (roads, sewer, schools, etc.) before ANY new development takes place-- especially in this already crowded location.	Brenda	Peiffer	Opposed	Development
3-027	I want to voice my opposition to issue 3-027. More high-density development in Timonium along the York Rd corridor is not needed and will over stress the existing infrastructure that is already overwhelmed. Again Traffic is already horrific in this area. Specifically Timonium, York , Padonia and Dulaney Valley Roads are almost impassible during rush hour and on weekends. There is little that can be done to alleviate this situation even if impact fees were to be paid. There is just not enough room for this kind of development. Areas schools are at or over capacity and Dulaney High is in disrepair and needs to torn down and rebuilt. Finally Within a 2mile radius, there are numerous development projects either in progress or already approved and in the final planning stages. We do not need nor do we want any more development in our communities. For the residents in our communities additional high density development will have a tremendous negative impact on our quality of life! I orig	Gary	Martin	Opposed	Development
3-027	I originally penned my communication late in February to be presented at the CZMP meeting. Since the input meeting was cancelled due to the COVID-19 epidemic, I thought it appropriate to add a few additional thoughts. The major epicenters of the virus outbreak have occurred in the most densely populated areas in the USA. This scary situation is caused by the high density living conditions found in these areas. These highly congested population areas, with high rise apartments (many subsidized with state and federal funds) built, tightly packed in all the available space are typical of large cities like New York. We do not need nor want more of this kind of development in our communities & it poses a demonstrated health hazard. This crisis further illustrates the fact that our infrastructure and govt funded agencies are not able or equipped to handle or properly support this type of development and the resulting human congestion.	gary	Martin	Opposed	Development
3-027	The traffic on York Road from Ridgely Road to Cranbrook Road is horrendous. This is a three-mile stretch that takes 20 minutes or more to travel, not to say the danger of traveling York Road by car or by foot. The residents in this area have put their life savings in their homes and pay taxes to live in a suburban area. They don't want the congestion that has occurred in Towson and Hunt Valley. Both of these shopping areas have had to put shopping restrictions in place for the safety of the public; which has hurt the economy of the stores. We already have seven large apartment complexes from Padonia Rd to Cranbrook Road. The schools are already at capacity and the test scores are suffering, not something the County should be proud of. High-density housing is a health hazard as we have seen in New York and other high density areas. Bottom line, people who live here do not want you to honor Kimco's zoning request!	Carol	Martin	Opposed	Traffic/Safety

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-027	I am writing regarding these two proposed building projects in the Timonium area of Baltimore County. I am a Timonium resident and have concerns about both of these projects, which would directly affect me and those in my community. In both cases, adding any additional housing is irresponsible without addressing the dire need for updated infrastructure, especially roads and schools. Project #3-027 would add apartments to the Fairgrounds Shopping Center (with Giant and Staples). Recently, during normal rush hour, I have sat on Timonium Rd., trying to make my way through traffic to get across York Rd. (headed east) to get home. Traffic on this stretch of road is already congested and frustrating, especially adding in increased traffic in the area for Fairgrounds events or even added traffic from Off Track Betting. Now, KIMCO Properties is proposing adding dense housing right in this intersection while Baltimore County is doing nothing to address roads, which will only add to traffic woes. Similarly, project #3-062 which will add housing on Catholic Charities property between Dulaney Valley and Girdwood Roads will also add to traffic density. Less than two years ago, two pedestrians were killed along Girdwood Rd. while out for a morning walk. Since then, despite "traffic calming" efforts by the county, both the volume and speed of traffic continues to be problematic. In fact, residents on Girdwood Rd. have found tire marks on their front lawns. Had anyone been out front at the time, more people would have been injured or killed. Adding housing to this area without a comprehensive plan for roads will only add to the traffic problems in this area. In addition to traffic, schools in the area are already crowded and are projected to become even more crowded in the coming years. We must act NOW to control this problem before it's too late. Before adding ANY more housing in ANY way in the Timonium area, Baltimore County MUST be responsible and address all these infrastructure needs FIRST with input from the community members who will be affected by it all.	Brenda	Peiffer	Opposed	Traffic/Safety
	I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future. Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052. In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.	Eric	Rockel	Opposed	School Capacity
	I am opposed to any changes in zoning re:timonium shopping center. The surrounding roads are crowded as it is. We cannot suuport additional cars on these streets. Please vot AGAINST any zoning xhanges for the timonium area. Our residents want safe roads and peaceful neighborhoods.	Susan	Madden	Opposed	Traffic/Safety
	Oppose to issue 3-027 Timonium shopping Center to change the zoning to allow the construction of three to five story apartments. These addition units would: 1) Add to the already heavey traffic volumes on york road at and around the girant food shopping center; 2) Schools in teh area are alaready over crowded; 3) place addition stress on county services; 4) Would displace eight established businesses who more than likely won't come back; 5) kaiser Permanatie is building a complex on Deerco Road which will add to congestion already on York Road this will only add to that conjection; 6) Property Values on the homes surrounding shipping center on Greenmeadow homes behind the shopping center and on timonium road will be looking at a three to five story building or possibly hight. Aren't there to be shops and garage for the apartments, which may increase the hieght further?; 7) the ara off greenmeadow is to small, this isn't hunt valley.	Jeannine	Stoll	Opposed	Traffic/Safety

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-027	<p>It has recently come to my attention that KIMCO is pursuing zoning changes for their properties in Timonium (Timonium Square) and Hunt Valley (at the intersection of Shawan and York Roads). It is my understanding that the changes are for the property to be redeveloped into mixed-use properties with apartments and retail.</p> <p>Please do not approve these changes. Traffic along York Road, particularly at these locations, is already overburdened. Just imagine adding residential traffic during the last week of August when the Fairgrounds are hosting the Maryland State Fair. Being a dedicated civil servant and proud Marylander, I'm sure you've battled the traffic to enjoy the "Last Week of August".</p> <p>The intersection of Shawan and York Roads drops from four lanes to two lanes. The only time this intersection isn't congested is the middle of the night.</p> <p>Having sat in traffic in both locations regularly, I urge you to look at the traffic studies by your team. These roads are simply above capacity. Is this where Baltimore County wants to spend their transportation budget?</p> <p>Additionally, consider the impact these rental units will have on the school system. Do Dulaney and Ridgely need the extra students?</p> <p>Maybe the better the question is: will these additional zoning changes bring forth enough tax dollars to offset the burdens they will place on existing infrastructure and communities? Surely there are projects that are better suited to Baltimore County's long-term goal of being the premier County in the State Maryland. I can assure you, the executives at KIMCO are only concerned with their balance sheet.</p> <p>Choose Baltimore County.</p>	Trish	Gottesman	Opposed	Traffic/Safety
	<p>I am writing this letter in reference to the CZMP issue: 03-027. As President of the Stratford Community Association we are opposed to this zoning change and Kimco's plans to add an apartment building and garage to the site.</p> <p>We feel strongly that this will negatively impact our neighborhood for the following reasons;</p> <ul style="list-style-type: none">• This does not fit in with the surrounding neighborhoods which are all single family homes.• As expressed by Kimco, these are not going to be high end apartment and will be appealing for government voucher housing. I experienced this personally when I resided in Cockeysville for 7 years and watched the proliferation of section 8 housing in the apartments off Cran brook Road. After my car was stolen for the second time, my wife and I felt it was time to move our family. We chose our new house based on the type of residential neighborhood surroundings.• The roads/intersection (York & Timonium Intersection) are at capacity right now. Per the proposed plan, the primary access for the apartment is going to be off of Greenmeadow. There are two ways to access our neighborhood. One on Greenmeadow and the other on York Road. Both will be impacted by the extra traffic from this development. We already have a hard time exiting our neighborhood onto York Road and Greenmeadow is a very narrow road with parking on both sides. The intersection at Greenmeadow and Timonium road already gets so backed up at times that you cannot turn left out of our neighborhood.• The Elementary, Middle and High schools will not be able to handle the extra students.• We have a lot of people from the office buildings on York Road who choose to walk around our beautiful neighborhood during their lunch hour. We fear the apartments will dramatically increase that foot traffic in our neighborhood. I already received complaints of people from outside the neighborhood walking their dogs and not cleaning up the mess.• This is the start of many more projects to come up and down York Road which will dramatically change our community for ver. As you know, there are other developers looking to do the same thing which is going to drastically change the population density if we do not stop this now. <p>We ask that you stop this now and protect our neighborhoods, instead of passing this on which will lead to a protracted fight between the developer and the surrounding neighborhoods.</p>	Joe	Reister	Opposed	Development
3-027	<p>I am contacting you on behalf of the Yorkshire-Haverford Community in Timonium .. The YHCA would like to bring our concerns about the following zoning requests to your attention: Issue #'s 3-27, 3-12, and 3-13.</p> <p>First, we would like your assistance in identifying the owner(s) and/or lawyer(s) for the property at 1927 York Road and 1925 York Road (issues #s 3-12 and 3-13). It is our intent to begin a discussion between the property owners and our association to discover what the reasons are for the zoning request to go from RO to BR. If you can help us to officially identify the people involved in the request so we can contact them, our association would appreciate it. These properties back up into the properties of residents located directly behind them on Evans Ave. and Sweetbrier Lane. We are greatly concerned about such a zoning request adjacent to homes in our community.</p> <p>Second, we want to draw attention to our overall concerns about the continued commercial encroachment and traffic and parking problems that are plaguing our community. We are an old Tirnonium neighborhood that is in danger of being eaten away by commercial development.Our boundaries currently encompass over 950 homes with York Rd on our west, Eastridge Rd to the east, Gorsuch Rd to the south, and Greemeadow Dr. to the north. Due to being bordered by York Road and having Timonium Road run through our community, we have been and continue to be plagued by encroaching commercialism and traffic issues.</p> <p>Therefore of great concern are the issues noted above. In addition to the two properties on York Road, we are concerned about the CCC overlay zoning request by KIMCO for the shopping center within our boundaries. Our residents on Greenmeadow to the north and Edgemoor to the east would be directly affected by this change, as would all ofTimonium in general. Our concerns and those of others were made known to KIMCO at its January 8th presentation at the GTCC meeting. However, community input seemed to have little impact on the proposal at the time.</p> <p>We thought it important to make you aware of our concerns prior to the March 12th public hearing. Thank you for your careful consideration of the issues at hand. We look forward to hearing from you considering the ownership of the York Road properties in question.</p>	Cheryl	Eisenhauer	Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-027	<p>I am writing to strongly oppose the zoning change requested by Kimco Realty for the Timonium Square located on York Road across from the MD State Fairgrounds.</p> <p>I have lived in Timonium for 17 years and the area has gotten more congested every year. The area sun-ounding the fairgrounds is terribly congested at all times of the year with the fairgrounds holding events nearly every weekend. Our schools are already overcrowded. Adding 230 more apartments to an already overcrowded area will be a nightmare for the residents who live here.</p> <p>We have had a large uptick in crime over the past several years and while I don't quite feel unsafe in my community just yet it is quickly becoming that way. More people would invite more crime. Every night, cars are rifled through in my neighborhood. There were two carjackings in the last week of 2019. Making the area more densely populated will invite more crime and make getting around a logistical nightmare. The local schools are over capacity. I live in the Yorkshire-Haverford com umnity, and in the last 10 years, at least 7 new homes have been built on properties that were situated on 2 or 3 lots. There is more traffic, the infrastructure is old and any more new construction will wreak havoc on this wonderful community. PLEASE PLEASE PLEASE vote against this tenible idea!!!!</p>	Jessica	Zinn	Opposed	Traffic/Safety
3-027	<p>I am writing to voice my opposition to Kimco Realty's proposal for development at Timonium Square shopping center. I am opposed to ANY additional development to this shopping center.</p>	Wayne	Kern	Opposed	Development
3-027	<p>I have just learned of the following: KIMCO (owner of the Giant Shopping Center on York Road across from the Fairgrounds) is going to attempt to change zoning at their shopping center so they build apartments on this existing site.</p> <p>This is extremely troubling due to the location of this shopping center and the already overly congested traffic in this area.</p> <p>When the Timonium Fair is in town the entire area is swamped, however, they do not only have police on duty helping to direct traffic, they have parking on the grounds. This would not be the case in the above circumstances & even if they put in an above-ground parking lot, it would most likely lead to a real strain on the traffic conditions in the entire York Rd corridor.</p> <p>There is a meeting on Weds at the Cockeysville library for them to discuss this.</p> <p>I would like to know, what is it they need to do to win this ability to change the zoning, and secondly, what is it the people who live and work in this area, who are opposed to this change can do to stop it.</p> <p>Please send me as many details as possible, if you can, prior to this Jan 8th meeting.</p> <p>Much appreciated</p> <p>Thank you</p>	Jill	N.R.	Opposed	Traffic/Safety
3-027	<p>Regarding the proposal to change the Fairgrounds Shopping Center from commercial to mixed-use designation.</p> <p>They must be kidding! The traffic and infrastructure is an utter disaster there NOW! I live less than a mile from there and I know!</p> <p>Please, please do the right thing and do NOT let this happen .. it's all about greed anyway.</p>	Christopher	Sybert	Opposed	Traffic/Safety
3-027	<p>My name is Laura Brown. I live with my family in the Springlake Community in Lutherville-Timonium and I am grossly concerned about KIMCO's request to change the zoning for the Timonium Shopping Center (Reference #3-027). This area is growing way to fast and the traffic, environmental, infrastructure, and schools cannot keep up with the growth. Adding more and taller buildings, inhabitants, and cars will put a huge strain on the community.</p> <p>I've lived in this community for almost three years and personally seen a huge increase in traffic on York, Timonium, Chantrey, Eastridge Road, etc - these are all roads the new homeowners will use daily. The environmental and infrastructure concerns are well documented with flooding, sink holes, water main brakes, gas leaks, pot holes, etc. And, last but not least, the schools and teachers cannot handle more students. My son is at Ridgely Middle School where the teachers and students do not have proper space to learn. They do their best, but placing more students in the system will fail our teachers and students.</p> <p>Please listen to the community's concerns.</p>	Laura	Brown	Opposed	Traffic/Safety
3-027	<p>I am totally against the proposed building plans of Kimco and Catholic Charities in the Timonium area. We have Spent the last 20 years keeping our neighborhood desirable,safe and keep our Property values up as we pay a large amount of taxes in Baltimore County as is.The area is Overcrowded now. Please think about the people who voted for you who live here.</p>	Vincent	Sisk	Opposed	Development
3-027	Against development on multi family dwellings property in Timonium Shopping Center!	Susan	Anderson	Opposed	Development
3-027	Against development on multi family dwellings property in Timonium Shopping Center!	Julie	Hudson	Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-027	<p>Currently, Timonium Square is my go to place for groceries. But that's what I do; I go there then I leave. There is nothing there to keep me later or to lure me in earlier. Why? Because of the ugly car-filled parking lot. In my view above-ground parking lots are one of the most hideous eye-sores ever created by man. They take up incredibly valuable real estate. Not only a blight to behold, they also rob us of our precious little green space, a place we could call a plaza (think those amazing piazzas in any town in Italy, all over Europe in fact where people actually walk carefree and shopping-happy in car free zones.)</p> <p>I would love to take my visiting granddaughter to Panera at nearby Timonium Square, but sitting squished up on the narrow concrete sidewalk between the Panera wall and parking lot with view of cars, is not my idea of a fun memory.</p> <p>How dare KIMCO impose their idea of an above ground parking lot! It's not ugly enough already? When they state thinking what is good for people instead of how much profit they can make, they will have taken a step in the right direction.</p> <p>The people of Timonium want commercial open spaces for people, not cars. Fresh air and beauty, not pollution and visual blight, an outdoor place to meet, to stroll, to enjoy, to people-watch. Why not use this opp01tunity to create the first ever Timonium "plaza" complete with trees that offer shade, little cafe tables and chairs, benches for people to rest and chat, a place to linger with your coffee and shop with your friends? A reason to go there, a place to enjoy.</p> <p>KIMCO must do the following to have any consideration:</p> <ul style="list-style-type: none">• make all parking underground, at whatever the cost (and while you're at it, bury the electric lines)• go back to the drawing board and create a beautiful plaza for people.• have an independent company complete a study of the effects on the environment, transportation, and public schools if construction on additional housing is to be considered. <p>French architect once came to Towson and commented: Towson is like a man without a head. He referred to that dreadful roundabout with arms and legs (streets) going in all directions, but no center. Thank heavens they finally beautified the area around the old court house, where you can actually stroll without being run over.</p> <p>We have here the opportunity to make Timonium Square even reflect its name, and be a car-free place where there is actually somewhere to go that is safe to walk, pleasant to stay at. Or we can keep on pouring the concrete and continue to ruin the quality of our lives.</p> <p>KIMCO needs to face up to their responsibilities as developers and get in line with the needs of the tax-paying Timonium community.</p>	Lisa	Matejovsky	Opposed	Development
3-027	<p>I'm writing to express my extreme concern with the proposed high density development by KIMCO properties and Catholic Charities as referenced above.</p> <p>I live in the Springlake community and would be directly impacted by these 2 proposals. Each of which would have a significant negative impact on the infrastructure and quality of life in my and surrounding communities.</p> <p>These proposals would have significant negative impact on an already strained infrastructure such as traffic load & traffic safety, road quality/maintenance, the educational support system to include over-crowding capacity and building and environmental / preservation of green space ... not to mention a the potential impact on a public safety resources and a rising crime problem in the area.</p> <p>While I object to both proposals I expect that impact studies be done to evaluate these proposals would prove my points.</p> <p>Such as:</p> <p>Traffic/ traffic safety - which is already a significant problem in my direct community of Springlake (2 deaths and multiple serious injuries and property damage in recent years).</p> <p>Both of the proposals boarder my community as well as others. Also, I suggest you travel York Rd on the weekends or at the rush hours - already unsafe and well over capacity.</p> <p>Educational infrastructure - The school systems (primary, middle and high) are already over capacity and the existing high school has very serious structural and safety deficiencies.</p> <p>Increasing the student population further degrades the ability to provide a safe place for quality education in a positive learning environment.</p> <p>Environmental impact/ Green space - There is a general lack of green space in the area. Additionally, the impact on noise, pollution, public systems such as water and sewer etc are all a concern.</p> <p>There is no need for this type of high density development in the area .. in fact people, public and private partnerships should be exploring ways to mitigate the issues surrounding high density that currently exist in these proposed locations and surrounding communities.</p>	Tony	Valeri	Opposed	Development
3-027	<p>To whom it may concern, as a 36+ year resident of Springlake (21093) I oppose issue 3-027 and support Mt Koch with 3-062. He area in question is already saturated enough and traffic in the Pot</p> <p>Spring/Dulaney Valley road corridor is already a nuisance for residences. The addition of more people, especially renters is not wanted.</p>	Bob	Stevens	Opposed	Traffic/Safety
3-027	I am against this issue.No apartments at Timonium Shopping Center. Schools and roads are already overloaded.	Wayne	Kern	Opposed	School Capacity
3-027	I oppose issue 3-027 for apartment construction to the Timonium Shopping Center.	Richard	Heyman	Opposed	Development
3-027	<p>My community opposes these things due to the following: 1) The area is already very congested, 2)our schools are at full capacity and cannot provide for more students the apartments would bring and 3) our property values will go down just as they did in Cockeysville and crime will most likely go up.</p>	Luci	Creel	Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-027	<p>I want to voice my opposition to issue 3-027. Kimco Properties request to rezone Timonium Shopping Center on York Rd.</p> <p>The traffic on York Road from Ridgely Road to Cranbrook Road is horrendous. This is a three-mile stretch that takes 20 minutes or more to travel, not to say the danger of traveling York Road by car or by foot. The residents in this area have put their life savings in their homes and pay taxes to live in a suburban area. They don't want the congestion that has occurred in Towson and Hunt Valley. Both of these shopping areas have had to put shopping restrictions in place for the safety of the public; which has hurt the economy of the stores. We already have seven large apartment complexes from Padonia Rd to Cranbrook Road. The schools are already at capacity and the test scores are suffering, not something the County should be proud of. High density housing is a health hazard as we have seen in New York and other high density areas. Bottom line, people who live here do not want you to honor Kimco's zoning request!</p>	Carol	Martin	Opposed	Development
3-027	<p>• I want to voice my opposition to Issue 3-027, Kimco Properties request to rezone Timonium Shopping Center on York Rd that would allow them to build midrise high density apartments.</p>	Ryan	Kavalsky	Opposed	Development
3-027	<p>I wish to voice my OPPOSITION to issue 3-027 More high density development in Timonium along the York Rd corridor is not needed and will over stress the existing infrastructure that is already overwhelmed.</p> <p>Again, traffic is already horrific in this area. Specifically, Timonium, York, Padonia, and Dulaney Valley Roads are almost impassable during rush hour and on weekends. There is little that can be done to alleviate this situation even if impact fees were to be paid. There is just too much traffic already! There is not enough room for this kind of development. Area schools are at or over capacity and Dulaney High is in disrepair and must be torn down and rebuilt.</p> <p>Finally..</p> <p>Within a 2 mile radius, there are numerous development projects either in process or already approved and in the final planning stages. We don't need nor do we want any more development in our community! For the residents in our communities, additional high density development will have a tremendous negative impact on our quality of life!</p> <p>I originally penned this communication late in February to be presented at the CZMP meeting. However, in view of the current emergency caused by the COVID-19 pandemic and the subsequent cancellation of the public CZMP input meetings, I thought it appropriate to add a few additional thoughts. The major epicenters of the virus outbreak have occurred in the most densely populated areas in the USA. This scary situation is caused by the high density living conditions found in these areas. These highly congested populations areas, with high rise apartments(many subsidized with state and federal funds) built, tightly packed in all available space, are typical of New York and other large cities(dare I say Towson as well). We the residents of District 3, do not need or want more of this kind of development(as proposed by KIMCO)in our communities. This type of development poses a Demonstrated Health Hazard! This crisis further illustrates the fact that our infrastructure and governmental agencies are not able or equipped to handle or properly support this type of development and the resulting HUMAN congestion(New York can't!) I strongly oppose this proposed zoning change!!!! And so should you.</p>	Gary	Martin	Opposed	Development
3-027	<p>As a member of the Yorkshire-Haverford community I am opposed to the development of these properties. Especially issue #3-027. This would increase the enrollment of Hampton Elementary School , which is above capacity. Not to mention, increase enrollment in Ridgley Middle School and Dulaney High School. Also rezoning residential properties, issue #3-012 and issue #3-013, would affect the character of our community. We do not want more business properties in our small close knit family oriented neighborhood.</p>	Alan	Tepper	Opposed	Development
3-027	<p>I want to to voice my opposition to Issue 3-027, Kimco Properties request to rezone Timonium Shopping Center on York Road that would allow them to build midrise high density apartments</p>	Cathleen & Tin Urban		Opposed	Development
3-028	<p>This testimony pertains to the proposed rezoning of the former Kirsh Drycleaner (1630 Bellona Avenue) from Business Local (BL) to Business Major (BM). We are owners of Melancthon Avenue properties immediately west of this site. We had intended to submit our concerns at the 3/12/20 Planning Board hearing at Loch Raven High School, however, it was cancelled to minimize opportunities for transmission of the coronavirus. Accordingly, we are emailing our concerns to be shared with the Planning Board, Planning Department staff, and Council members.</p> <p>It is our understanding that the rezoning request was submitted by the owner of the adjacent KIA dealership in order to have additional land for storage/display of new KIAs. The Kirsh property has not been a great neighbor, having built up to the property line without any buffering setback or screening. Building and site maintenance deteriorated greatly under the current owner. Rezoning from BL to BM is worrisome, due to the broader and more intensive range of business uses permitted by right, as well as by special exception. However, assuming that the site would indeed be used by KIA for auto display, we are most concerned about having fencing and a substantial landscaped setback to adequately screen views of the property, as well as limits on lighting. Security cameras, or very low level lighting would be preferred. We would not object to the rezoning request if the property owner is willing to record a legal agreement committing to a defined landscape buffer and lighting plan.</p>	David	Summer	Opposed	Additional Parking

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3-028	<p>This testimony pertains to the proposed rezoning of the former Kirsh Drycleaner (1630 Bellona Avenue) from Business Local (BL) to Business Major (BM). We are owners of Melancthon Avenue properties immediately west of this site. We had intended to submit our concerns at the 3/12/20 Planning Board hearing at Loch Raven High School, however, it was cancelled to minimize opportunities for transmission of the coronavirus. Accordingly, we are emailing our concerns to be shared with the Planning Board, Planning Department staff, and Council members.</p> <p>It is our understanding that the rezoning request was submitted by the owner of the adjacent KIA dealership in order to have additional land for storage/display of new KIAs. The Kirsh property has not been a great neighbor, having built up to the property line without any buffering setback or screening. Building and site maintenance deteriorated greatly under the current owner. Rezoning from BL to BM is worrisome, due to the broader and more intensive range of business uses permitted by right, as well as by special exception. However, assuming that the site would indeed be used by KIA for auto display, we are most concerned about having fencing and a substantial landscaped setback to adequately screen views of the property, as well as limits on lighting. Security cameras, or very low level lighting would be preferred. We would not object to the rezoning request if the property owner is willing to record a legal agreement committing to a defined landscape buffer and lighting plan.</p>	Sandy	McElroy	Opposed	Additional Parking
3-028	<p>This testimony pertains to the proposed rezoning of the former Kirsh Drycleaner (1630 Bellona Avenue) from Business Local (BL) to Business Major (BM). We are owners of Melancthon Avenue properties immediately west of this site. We had intended to submit our concerns at the 3/12/20 Planning Board hearing at Loch Raven High School, however, it was cancelled to minimize opportunities for transmission of the coronavirus. Accordingly, we are emailing our concerns to be shared with the Planning Board, Planning Department staff, and Council members.</p> <p>It is our understanding that the rezoning request was submitted by the owner of the adjacent KIA dealership in order to have additional land for storage/display of new KIAs. The Kirsh property has not been a great neighbor, having built up to the property line without any buffering setback or screening. Building and site maintenance deteriorated greatly under the current owner. Rezoning from BL to BM is worrisome, due to the broader and more intensive range of business uses permitted by right, as well as by special exception. However, assuming that the site would indeed be used by KIA for auto display, we are most concerned about having fencing and a substantial landscaped setback to adequately screen views of the property, as well as limits on lighting. Security cameras, or very low level lighting would be preferred. We would not object to the rezoning request if the property owner is willing to record a legal agreement committing to a defined landscape buffer and lighting plan.</p>	Kim & bradley	Troy	Opposed	Additional Parking
3-028	<p>This testimony pertains to the proposed rezoning of the former Kirsh Drycleaner (1630 Bellona Avenue) from Business Local (BL) to Business Major (BM). We are owners of Melancthon Avenue properties immediately west of this site. We had intended to submit our concerns at the 3/12/20 Planning Board hearing at Loch Raven High School, however, it was cancelled to minimize opportunities for transmission of the coronavirus. Accordingly, we are emailing our concerns to be shared with the Planning Board, Planning Department staff, and Council members.</p> <p>It is our understanding that the rezoning request was submitted by the owner of the adjacent KIA dealership in order to have additional land for storage/display of new KIAs. The Kirsh property has not been a great neighbor, having built up to the property line without any buffering setback or screening. Building and site maintenance deteriorated greatly under the current owner. Rezoning from BL to BM is worrisome, due to the broader and more intensive range of business uses permitted by right, as well as by special exception. However, assuming that the site would indeed be used by KIA for auto display, we are most concerned about having fencing and a substantial landscaped setback to adequately screen views of the property, as well as limits on lighting. Security cameras, or very low level lighting would be preferred. We would not object to the rezoning request if the property owner is willing to record a legal agreement committing to a defined landscape buffer and lighting plan.</p>	Marsha	McLaughlin	Opposed	Additional Parking
3-029	The Lenivy Family are good neighbors and do great work for animals.	Susanna	Brennan	In Faver Of	Other

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-029	<p>Parkton, MD 21120 3.2 acres Existing Zoning RC4 to Requested Zoning RC2. I understand they have requested this change to have more than 3 dogs, a kennel, and other activities for non-profit Hodgepodge pets.</p> <p>My property at 1204 Armacost road has a small section in the back that borders their property, and I currently allow them to pasture their 4 horses/ponies and a Billy goat on my property.</p> <p>I am an animal lover; however, I am opposed to this zoning change. Their property is too close to neighbors and the dog barking, the number of dogs, and vehicle traffic is too disturbing. It is affecting the quality of life in the neighborhood. In addition, the property value is affected. Even if the assessed value per Baltimore County tax assessment is not significantly affected, the real estate aesthetic sale ability of nearby property will be affected. A kennel/animal sanctuary within a residential neighborhood with houses within sight and hearing distance is not appropriate.</p> <p>I have lived in this neighborhood since 1986. It is very emotional and stressful when there are unpleasant differences between us. This is the first time I have experienced such an issue. I do believe in openly talking about concerns. On Sunday, February 16, 2020, Ingrid and Courtney Carr (immediate neighbors at 1212 Armacost Road) and I met with Keli and Mike Lenivy to have an open discussion that we were sensitive to their care for animals but the number of dogs creating noise, dogs in outside pens, and vehicle traffic was not acceptable to us. We oppose the zoning change to allow a kennel, etc. It was an emotional discussion because Keli spoke of 10 dogs she cared for which were not adoptable due to medical or behavior issues. She stated that if not given the zoning change she would need to decide which 7 of the 10 dogs she would be forced to euthanize. Besides these 10 dogs, Keli would not tell me how many dogs she currently had on the property. Ingrid and Courtney Carr, and their family are the most affected in the community by the number of dogs, and other animals, and vehicle traffic. They live immediately next door. Their driveway, house entrance, kitchen, and master bedroom face and are close to the Lenivy's house. The barking at night has interrupted sleep. The strange vehicle traffic is disturbing. There is often a strong odor from animals, especially in warm weather coming from the house and grounds. The Carr's have previously spoken to Keli on these sensitive matters between neighbors. Keli said she would be mindful, however the reduced barking would not be sustained. This is the current situation. If RC2 zoning was approved, then there would be less zoning regulations, and the current number of animals would continue or even increase. This would be inappropriate for the neighborhood, and be especially detrimental to the Carr family who are an "early to bed, early to rise" family. They enjoy the outdoors. Ingrid and Courtney, their two sons and Ingrid's mother are the best neighbors. They are considerate, kind, and helpful in all aspects of being a good neighbor. Last year when Keli spoke to me regarding corn complaints/concerns reported as residential zoning violations, I was willing to sign a letter documenting permission to use my pasture for the horses. did not want them to pay costly fines or relocate her senior horses. On the other hand, I was never asked whether I had objections to the large tent and yard sale activity that wasn't for personal sale but for the nonprofit organization or about the number of dogs and the barking. I had hoped Keli would take the neighborhood concerns to heart and rectify the issues. I am aware that her mother became critically ill and sadly died. In addition, I understood there were other problems and issues that slowed the cleanup. However, there seemed to be no sustained reduction in noise and the number of dogs.</p>	Susan	Erickson	Opposed	Other
	<p>I trust the right decision for our neighborhood is made based on the quality of life for the people who live and work here, and this request for zoning change is denied.</p> <p>We are writing in reference to a rezoning a neighbor is requesting (Issue number 3-029). We would like to register our opposition to the requested rezoning to RC2. We understand the Lenivy family would like the "rescue" they have been operating to become a legal kennel.</p> <p>The rescue kennel operates in a home, not a kennel facility. We know there are dogs in crates stacked in the garage, we believe more are in the basement and throughout the home. There are no runs outside accessible to the dogs, and we never see more than 3 dogs outside at a time. The dogs use the inside of the house to go to the bathroom. As far as I know, there has been no inspection of the rescue thus far, only inspections outside the home resulting from neighbor complaints. We don't understand how this is a "rescue" when the health and quality of life for the animals is so very poor.</p> <p>In the past we knew the family owned many pets -currently 3 horses, one mini horse, 2 goats, numerous cats, dogs and pigs. Based on conversations with the Lenivys and photos on their rescue website we know they currently have between 20-30 dogs in their home.</p> <p>Our biggest concern is the condition and treatment of the dogs, but we also are concerned about the frequent traffic from strange vehicles in and out of their yard (they have volunteers who come and tend to the animals); the noise from barking dogs, especially at night; the smell from dogs using the home as a bathroom; previous code violations that compelled the homeowners to clean up manure and remove non-running vehicles, a shipping container, and a large tent from the yard.</p> <p>We have known the Lenivys for years and know they are kind and caring, however their rescue is not adequately funded to be able to operate in a sanitary and safe way. We think for years they have been misguided to continue this operation. For all these reasons we oppose a change of zoning.</p>				
3-029	<p>Please let us know if you have questions, thank you for your time.</p>	Nina & Joe	Luhrman	Opposed	Environmental/Health Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-029	<p>I'd like to bring to your attention my experience and opinion regarding a zoning issue. We have lived in Parkton on Armacost Road for about 18 years, and recently have learned that there is a Zoning meeting on March 12th regarding the prope1ty at 1214 Armacost Road for a possible zoning change under 2020 CZMP Issue 3-029 at the request of County Council. To the best of my knowledge, the zoning requested is to enable an animal rescue in our residential neighborhood.</p> <p>Since our time on Armacost Road we have witnessed so many different county code violations for the property at 1214 Armacost, it is comical. For example, a full size tractor trailer container and numerous untagged/unregistered cars were sitting in the yard up the street for years, until some neighbors brought it to the attention of the county. A giant rectangular party size tent complete with sides went up for weeks last summer for an ongoing yard sale, and we have seen numerous different dogs tied up outside the home, (many more than the county limit of 3 dogs), as well as a menagerie of other pets, which produce large quantities of animal feces and excessive noise. The county rules have been disregarded for years and finally fines were ordered. I would find it hard to believe that the county would grant rezoning responsibility to a family who has not followed the county rules, and have been breaking the rules for years.</p> <p>I am not comfortable with an animal rescue in our residential neighborhood, every time I walk our dog up the street I am scared about getting attacked. Recently one of our neighbor friends was walking her dog with her son and was taken down by one of the dogs in the care of Keli Lenivy. We have children that just started high school who walk our dog up the street, and every time they go I am worried about the animals on the prope1ty getting loose and causing problems. I also worry about the sanitary conditions of the animals and amount of feces going into the water table.</p> <p>If I can answer any questions, or be of service regarding the matter, please contact me.</p> <p>Thank you for your time and consideration, I will be attending the meeting next Thursday, March 12th.</p>	Anne	Kampes	Opposed	Environmental/Health Concerns
3-029	<p>We are writing in reference to a rezoning request (Issue number 3-029), for our direct neighbors, Keli and Michael Lenivy. We would like to register our opposition to the requested rezoning to RC2. We are direct neighbors and share a prope1ty line.</p> <p>We moved to this neighborhood in 1996. We were the "new" young family that moved in as newlyweds all those years ago. This was a quiet neighborhood with very little outside traffic; our kids used to be able play ball in the street in the summer.</p> <p>The Lenivy's have always had many, many animals and at one time it wasn't a problem. The change occurred within the past few years, when "helping" animals in need became more of a business than anything else and has gotten out of hand.</p> <p>I could bore you with all of the details, that I'm sure many of my neighbors have already done so; Animals in crates, pigs living in the house, the crude housing of the multitude of dogs (30?), 5-7 untagged vehicles around the prope1ty, the C container being used as a "shed", prope1ty values dropping, etc Ultimately for us, it's a quality of life issue. Below are some of the main issues we contend with on a daily basis as direct neighbors:</p> <ol style="list-style-type: none">1. Barking anytime we leave our house. Not just general barking, but barking directed at us as we go to our cars, take the trash out, sit on the porch, shoot hoops.2. The strange people that drive past the Lenivy driveway and use our driveway as a turnaround.3. The loose animals that come into our yard because there isn't adequate fencing; horses, dogs and the occasional goat.4. The odor. At times the smell coming from their prope1ty will give you the urge to vomit. I truly don't know how anybody can live with that in their house.5. Barking through the various hours of the night. When the weather is warm, the dogs are in pens 24/7. <p>On a side note, I had the opportunity to meet you last year and talk with you at length. You were visiting my Grandmother, Ruth Patterson. She lived at 32 Cedar Knoll Rd. I was highly impressed that were there and that you spent so much time listening to her concerns. I hope you'll do the same for us.</p>	Courtney & Ing Carr		Opposed	Environmental/Health Concerns
3-029	<p>This letter is being sent to you because we a.re unable to attend this hearing but would like to voice our opposition to the zoning change requested by our neighbors, Michael and Kele Lenivy at 1214 Armacost Road in Parkton, Maryland.</p> <p>Michael and Kele Lenivy are requesting a change to an agriculture zoning so that they can house more animals as part of their Hodge Podge Sanctuary.</p> <p>This request greatly worries us because of the conditions that exist at their dwelling now with the limits that the present RC4 Zoning should be imposing. These conditions include - numerous dogs and a pig mostly housed in their dwelling, but some are left outside in small pens even in cold weather. Horses that are left to graze on land that has no edible vegetation left because it is so overgrazed and not cleared of feces. These horses often escape from their property onto ours to find grazeable grass.</p> <p>Hoarding conditions present on the grounds including unused cars left in the back fields, accumulation of junk that is untouched for years and smell of animal feces emanating from makeshift barn areas in the warmer weather.</p> <p>The County was called to the property in mid 2019 after numerous complaints from us and other neighbors. Some items such as a Sea container and tent were taken away, but other conditions continue, and the junk is beginning to accumulate again.</p> <p>We have lived in our home for 25 years and have watched the property deteriorate throughout the years since the Lenivy's have moved there. Allowing them to house more animals will only allow for further deterioration since they do not practice proper animal husbandry practices.</p> <p>Does Baltimore County really want to have to deal with a house in the condition that a recent Carroll County home was found in that was allowed to house animals unchecked? I would think not. A house with dead animals inside and out with horrible hoarding conditions should not exist in any neighborhood.</p>	Denise & Charl Muendlein		Opposed	Environmental/Health Concerns

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3-030	I am a resident of Mason Ave and live across the street from Mason Ave. properties that border part of the land in included in Issue 3-030. In the 2016 CZMP, 1.29 acres of this property were zoned RC8. This year, the Staff Recommendation for this property includes 2.84 acres at RC8. We are thrilled with this as it presumably will prevent any development on that part of this land that borders the Mason Ave. properties. The Staff Recommendation for the non-RC8 part of the property is BL. During the 2016 CZMP, the requested zoning for the non-RC8 part of this property was RO. The change to BL was puzzling. This year, the requested zoning for the non-RC8 part of the property was OR1. Again, it was changed to BL. We think that OR1 or RO is more suitable for the non-RC8 part of the property. That zoning would be in line with the zoning of similar properties just to the west of the 3-030 land. Despite this objection to the BL, we are very happy with the requested increase in RC8 acreage..	Francis	Kriston	In Favor of	Environmental/Health Concerns
3-031	This issue was raised as a neutral issue (no change r.equestedl,.but could be changed to a more intensjve zoning due to the owner's desire to host events, This is public property (part of Oregon Ridge Park) with a-stream bi ecting the property. It also abuts the Oregon Ridge Nature Center. The cufrent RC4 zoning is appropriate for rural properties with sensitive streams.	Teresa	Moore	In Favor Of	Change in Use
3-031	this is a neutral issue and the Planning Staff has correctly recommended maintaining the existing RC4 zoning. The property is publicly owned park land with a stream running through the center and is appropriately zoned RC4	Doug	Carroll	In Favor Of	Other
3-031	I am a neighbor writing to express my concern regarding possible zoning changes at Oregon Grille; I only support retaining current zoning (RC4 (3.55 acres), RC7 (0.13 acres) which is appropriate for our rural environment. I do not support any changes to the current zoning.	Erica	Kimmel	In Favor Of	Change in Use
3-031	Oregon Grille - retain current zoning RC4 (3.55), RC7 (0.13). The current zoning is appropriate for rural properties with sensitive streams.	Penelope	Scott	In Favor Of	Environmental/Health Concerns
3-031	I am writing in support of the zoning change for Oregon Grille, located 1201 Shawan Rd, Hunt Valley, MD 21030. This restaurant is one of the few restaurants in the area, and the owner Ted Bauer has done an incredible job, fixing and maintaining the property, which was in incredibly poor condition when his lease began. Allowing Oregon Grille Customers to have parties and wedding receptions at this location would allow people to continue to patronize this business, and help support the local community in countless ways. The park next door hosts countless large events that sees immense traffic and noise, so neither of those items can honestly be used as reasons why Oregon Grille would be negatively impacting the area. Mr Bauer has tirelessly invested in all of his restaurants in the area, hires local people to work in the establishments, and supports many local farms and suppliers for his needs. Allowing him to meet his customers needs is the right thing to do, given the lack of negative impact on the community. As a member of this community, I am in full support of his endeavors, and would happily support this zoning change to help him grow his business. Given the current state of affairs, Baltimore County, needs to be doing everything it can to support businesses, especially the food industry. While there are countless chains in Hunt Valley, there are very few restaurants of character in our area, and Mr Bauer has shown himself to be a steward of the area, while choosing to live in the area himself also. Please allow this zoning request to go through as proposed.	Jeff	Krayenvenger	In Favor Of	Change in Use
3-031	this is a neutral issue and I am very pleased that the Planning Staff has recommended maintaining the existing RC4 zoning. The property is a publicly owned park land with a vulnerable stream running through the center and is appropriately zoned RC4.	Elizabeth	Wilmerding	In Favor Of	Change in Use
3-031	I live in Hayfields Country Club. There are never noise issues even when O Ridge has concerts. The road has been redone and is capable of additional weekend flow. Mon-Friday at Shawan and Cuba is worse than any weekend. Give OG an opportunity, it’s a classy operation and will add benefit to the county. I don’t think their weddings will be sporting Budweiser and muscle shirts.	Dean	Gekas	In Favor Of	Change in Use
3-031	I was made aware of resining proposal for the Oregon Grill on Shawan and beaver dam road and would like to voice my support for the change. I think the small Businesses in our community will need new revenue sources to survive. I live nearby and I’m unconcerned of traffic and noise issue ms as that is already a sporadic and tolerable issue with the steeplechase and Oregon ridge park events.	Mike	Pyne	In Favor Of	Change in Use
3-031	I support current zoning for Oregon Grille in Hunt Valley. I do not want to see zoning changes to allow for increased events, outside events, weddings etc which would disturb the nature park, traffic, and the rural setting of Shawan Road.	Gail	Meerdter	In Favor Of	Change in Use
3-031	The current zoning of RC4 should not be changed. the Planning Staff has correctly recommended maintaining the existing RC4 zoning. The property is publicly owned park land with a stream running through the center and is appropriately zoned RC4.	Ann	Whitman	In Favor of	Change in Use
3-031	As a longtime resident of the Greencroft Community (2001) we have personally witnessed how the success of the Oregon Grille restaurant has made our community a better place to live. We fully support the zoning change that will allow the Oregon Grille to host outdoor weddings and parties with music and valet parking several times a year.	Nicole	Keelty	In Favor of	Change in Use
3-031	Mr Bauer should be allowed to fulfill the needs of his customers, and continue to support the local region. Concerts right next door offer occasional noise and traffic, so that argument is bunk. Mr Bauer has tirelessly supported the community and neighborhood and deserves to support his business with this zoning change.	Jeffrey	Krayenvenger	In Favor of	Change in Use
3-031	I am a resident of this area and I approve of this idea. If we work with this business instead of against it we can make this change work for a local business and the community. Please allow them to keep adapting their business to the changing world.	Amanda	Pyne	In Favor of	Change in Use

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3-031	Any extension of the business which is on property leased from Baltimore County and on park grounds would be environmentally detrimental and would have a negative impact on public use of the park.	Kathy	Kadow	Opposed	Change in Use
3-031	My home sits approximately 1.5 miles north of The Oregon Grille (TOG). I write to oppose any effort, whether by Councilman Kach, TOG's proprietor, or the two working in concert, to alter the current zoning of the property on which TOG sits: RC4 (3.55 acres) and RC7 (0.13 acres). This is public property. It is part of Oregon Ridge Park, and abuts the Oregon Ridge Nature Center. The current zoning is appropriate for our rural environment. While Councilman Kach may argue that the rural character of the area has changed, he is wrong. Councilman Kach recently cited events as Oregon Ridge Park, Shawan Downs, and the Maryland Agricultural Research Center (MARC) as evidence of a change. However, the same events have been going on at Oregon Ridge Park for decades. Over the past two decades that I have lived in the area, nothing about those events has changed, let alone changed sufficiently to alter the character of the area. The steeplechase events at Shawan Downs are no different from other	Andrew	Gendron	Opposed	Change in Use
3-031	This would apparently allow the Grille to host large outdoor weddings and parties with music and valet parking on summer nights. This will likely result in more traffic, more noise, and more parking issues in the neighborhood, especially on weekends when there are concerts and festivals taking place at the adjacent Oregon Ridge Park. I am writing to support retaining current zoning: (RC4 (3.55 acres), RC7 (0.13 acres). This is public property (part of Oregon Ridge Park). It also abuts the Oregon Ridge Nature Center. The current zoning is appropriate for our rural environment.Thanks for your attention to this matter.	Cristiana	Camardella	Opposed	Change in Use
3-031	I'm all in support of local business but don't feel the Oregon Grille is setup for large venues.(Septic, Well) and has a history of skirting the rules. Any idea why the staff parks along side of the road passed the bridge in a "No Parking Zone"? Why does the restaurant pay so little for it's lease on Parkland Property? That's less than most pay for rent on a small apartment! The 1994 lease is for 20 years, with multiple 5-year extensions, at a rate of \$5,000/year, a sweetheart deal that long ago surpassed the cost of renovations performed by the owner https://www.oregonridgenaturecenter.org/pdf/TrailBlazerAprMayJun08.pdf The Grille operates on parkland property that is leased from the County and is contiguous with the Oregon Ridge Nature Center and Park. Any change in the zoning, particularly a change that allows all the uses of BL zoning, will have a direct impact on the Nature Center and Park. Past Grille efforts: This re-zoning request should be viewed in the context of the	Tom	Whittaker	Opposed	Change in Use
3-031	Changing the zoning would be wrong for our community. Changing the price of their lease would be more appropriate. Their annual lease payments are a 1/3 of my property taxes! If they need this to expand their business, move it somewhere else! e.	Tom	Hake	Opposed	Change in Use
3-031	Why is this happening now with everything going on? How can people be expected to have faith in our politicians when they don't notify anybody about important thing that effect us all?	Tom	Hake	Opposed	Change in Use
3-031	I am opposed to changes in the zoning of the Oregon Ridge Grill. They already have violated the terms of their current lease and are enjoying the benefits of a very low cost rent. This is a time to pull out all the stops to rescue our environment from the damage we’ve done to it, not to expand our commercial activities into land set aside as a county park. I would like to see the owners replace the impermeable surface of the parking lot with an environmental appropriate material, though that is unlikely. I oppose this zoning change.	Linda	Myers	Opposed	Environmental/Health Concerns
3-031	I am strongly opposed to any zoning changes relative to the Oregon Grille that allow more activities to take place at that location. Proposed changes will result in unacceptable increases in traffic, noise and pollution. .	michael	cooeny	Opposed	Traffic/Safety
3-031	I am strongly opposed to any zoning changes relative to the Oregon Grille that allow more activities to take place at that location. Proposed changes will result in unacceptable increases in traffic, noise and pollution. .	michael	cooeny	Opposed	Traffic/Safety
3-031		Lawrence	Messier	Opposed	Change in Use
3-031	Please retain the current zoning status of the Oregon Grille. This is the third or fourth attempt to change/weaken this zoning. Nothing has changed to invalidate the reasons for the original and subsequent denials.Allowing the zone change would do nothing beneficial to this area of county. When asked what the benefits would be to Greencroft, Shawan Road and Beaver Dam neighborhoods, Ted Bauer skirted the question, and when pressed, could offer no benefit. Not one! The list of negative affects of a zoning change is lengthy. I strongly oppose the change and am very disappointed that Mr Kach would sponsor such a change.	Martha	Gardner	Opposed	Change in Use
3-031	I note the “not provided’s”, “unknowns”, “no’s” in the analysis. This is too much ambiguity for me.	William	Adamo	Opposed	Change in Use
3-031	I ask that we hold the line on the existin zoning for Oregon Grill. The community has spent countless hours and dollars to keep this restaurant as it is. Expansion of any kind is too much and is harmful to the surrounding protected natural areas.	Deirdre	Smith	Opposed	Environmental/Health Concerns

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3-031	<p>I am opposed to zoning request #3-031 in the current Comprehensive Zoning Map Process (CZMP). Please consider and support the position of those living near Oregon Grille rather than the preference of a single business entity. Below are some of the reasons I am opposed:</p> <p>1. Track record of not adhering to previous agreements</p> <p>The Oregon Grille owner has not abided by the original agreement when it comes to parking and allowed events. And in recent years he has taken short cuts to go around what is allowed. Though courts agree that the parking lot should not have been paved, the parking lot still had not been remedied. The parking lot size was increased, too, and expanded onto park land. Despite not adhering to the agreement set in 1995, the owner wants to take additional shortcuts. The lease agreement prohibits outdoor events, such as parties and weddings but it appears this aggreement has not been respected as required.</p> <p>2. Skirting zoning process</p> <p>Support of the legislation is offensive as it ignores taxpayer time and resources by helping to skirt established zoning processes--processes that have repeatedly denied requested changes.</p> <p>3. Worsening damage and congestion of roads along surrounding area</p> <p>Illegal parking has been excessive on weekends along Shawan Rd., Cuba Rd. and Beaver Dam Rd. but it is not regulated in any way. Your assurances that parking will not be be a problem does not ring true as nothing has been done for years about illegal parking on these roads. Allowing for more events that require additional parking is a big problem.</p> <p>4. Support Community Wishes</p> <p>Oregon LLC demonstrates no regard for the rules or desires of the community. The community expressed its wishes to you over a year ago and you agreed to abide by those wishes.</p> <p>BACKGROUND:</p> <p>The parking lot was paved by the county and Oregon Grille paid for it. Paving was not allowed because it is wetland and must be permeable. Oregon LLC and the County were sued. Ultimately, it was decided that the lot should be removed and replaced at the cost of Oregon LLC. Should have happened no later than 7/1/16.</p> <p>https://www.gfrlaw.com/what-we-do/insights/paving-restaurants-parking-lot-engenders-considerable-litigation</p> <p>Page 2: https://www.thevpc.org/wp-content/uploads/2016/03/September-2014.pdf</p> <p>"In addition to the catering and tent restriction, it stated that the parking lot would “consist of a non-paved surface such as stone or a similar permeable surface unless otherwise required by law. All parking will be contained within the leased area.” The number of parking spaces in the plan and special exception approval was increased from 44 to 94. However, in 2006, the parking lot was suddenly paved and expanded from the approved 94 spaces to 138, which included paving on parkland outside the property leased to the restaurant. In the recent Court of Appeals Decision, this act was deemed “the miracle of the paved parking lot.” Both the County and Bauer denied hiring the paving contractor. However, no one could deny that the parking lot was paved and significantly enlarged and that the paving bill was sent to the county and forwarded to Mr. Bauer for payment. The case made its way to the Maryland Court of Special Appeals and on to the Maryland Court of Appeals, which issued the remand to Circuit Court where the matter was finally put to rest with the July 2014 order to remove the paved parking lot. A motion for reconsideration filed by Oregon Grille was promptly dismissed."</p>	Laurie	Schulz	Opposed	Change in Use
3-031	<p>I am a resident of the Greencroft Community. I disapprove of any zoning change to the Oregon Grille in the upcoming County CZMP.</p> <p>The Oregon Grille is too small a property to host the large outdoor weddings and parties on summer weekends that the owner has requested. If granted, this increased business will result in more traffic, more noise, and more parking issues, especially when there are concerts and festivals taking place at the adjacent public Oregon Ridge Park.</p> <p>The Oregon Grilles car park is already at overflow levels on busy nights and weekends. As a result, the owner frequently directs his staff to park illegally on adjacent roads. Allowing the Oregon Grille to expand its business will seriously erode the quality of life in this community.</p>	Barry	Daly	Opposed	Change in Use
3-031	<p>As Baltimore County Residents for over 26 years, we are writing to express our opposition to any zoning changes to the Oregon Grille Restaurant on Shawan Road next to Oregon Ridge Park. This is is a rural community. Any zoning changes will result in ruining the character of the area which the Baltimore County residents who live here were attracted to when they purchased their homes. As neighbors, we are begging that the county retain the current zoning of RC4 (3.55 acres), RC7 (0.13 acres) and NOT make any zoning changes that would allow the Oregon Grille Restaurant to host large outdoor weddings and parties.</p>	Christine & Pet	Jenkins	Opposed	Change in Use
3-031	<p>As a nearby neighbor, I am 100% opposed to CZMP issue is # 3-031 (Oregon Grille). The added noise and traffic congestion is completely inappropriate to the area, where people moved for peace and quiet. Is there no stopping the encroachment of business interests on quality of life? Ted Bauer, who already pays next to nothing for his lease on that parcel, does not need to make another buck at the cost of those living in the surrounding area. Why on earth would Wade Kach champion this? Think about it. It will not be a pretty sight when neighbors picket the restaurant for noise and traffic violations.</p>	Gwen	Wilson	Opposed	Change in Use
3-031	<p>I am writing to state that I disapprove of zoning changes to the Oregon Grill Property.</p>	Linda	Skeen	Opposed	Change in Use

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3-031	<p>My name is Lenore D’Adamo. I live in Greencroft in Cockeysville very close to the Oregon Grille. I’ve been a resident here for 30 years. I vehemently oppose any changes in zoning that would allow the restaurant to hold big events of any kind, in any number at any time. Please respect the overwhelming opposition to traffic increase,noise pollution,light pollution, air pollution and a disruption to wildlife in the nearby Oregon Ridge Nature Center. The corner of Shawan and Beaver Dam road does not lend itself to big events. Please respect the land especially in this time of sickness globally and locally. It’s a time to reflect on what makes our land where we live and breathe a better place. I plead with you to consider our wellbeing over the need for expanding one restaurant owner’s desire to increase his wealth.</p> <p>Thank you for taking the time to consider what really matters in this day and age as well as in the future of beautiful northern Baltimore County.</p>	Lenore	D'Adamo	Opposed	Change in Use
	<p>I am a Greencroft neighbor who disapproves of any zoning change to the Oregon Grille. The current zoning RC4 (3.55 acres) and RC7 (0.13 acres) is appropriate for our rural environment. The notice filed by Wade K ach regarding Oregon Grille zoning would allow Oregon Grille to host large outdoor weddings and parties with music and valet parking on summer nights. This will likely result in more traffic, more noise, and more parking issues in the neighborhood, especially on weekends when there are concerts, festivals, and other activities taking place at the adjacent Oregon Ridge Park and Ag Center. Please consider my concerns before you pass new zoning. Thank you</p>	Phyllis	Kozak	Opposed	Change in Use
3-031	<p>The Executive Board of the Oregon Ridge Nature Center Council is opposed to any change in zoning of the land leased by the Oregon Grille (“Grille”) restaurant from the County’s Dept. of Recreation and Parks. We are concerned about zoning issue #3-031 submitted by Councilman Wade Kach to the current 2020 CZMP, which could potentially allow for a change in zoning. This property is contiguous with the Oregon Ridge Nature Center and Park and is zoned RC-7 (resource preservation) and RC-4 (watershed protection). A tributary of the Loch Raven watershed flows through the property and empties into Oregon Branch, a known trout stream. The Grille has been allowed to operate on this environmentally-sensitive land for 25 years, only because of a restrictive covenant imposed by the Zoning Commissioner which specified certain restrictions, to include no outdoor catered events, tents, or live music. In 2004, when the owner attempted to get out of these original restrictions, a Board of Appeals Order supported the original restrictions and denied the request. Another attempt in 2008 to change the zoning to business-local failed. A bill introduced by Councilman Kach last year (#29-19), which would have allowed outside catered events, amplified music, lighting, tents, and valet parking, was withdrawn after fierce community opposition. The Oregon Ridge Nature Center is located within the 1,100 acre Oregon Ridge Park. Each year thousands of visitors hike the Park’s 6 miles of trails and take advantage of the many and varied nature educational and recreational offerings. A number of large annual events are held on weekends: Honey Harvest, Maple Sugaring Time, Community Pancake Breakfast, and Music in the Woods. It should be noted that a shared entrance/exit road serves both the Grille and the Park. We are concerned about the impact of increased light and noise pollution on the Park and its wildlife. The Grille actually sits in the meadow area of the Park. Meadows are particularly important to certain types of animals, such as bluebirds, as well as to sun-loving plant species. Studies have demonstrated that increased noise (from music or traffic) and light pollution can negatively impact certain types of wildlife behaviors - like hunting, mating, and nesting. For example, bats hunt for food at night using echolocation and frogs find mates by hearing other frogs croak. Additionally, the Oregon Ridge Nature Center offers roughly 45 evening programs for the public per year, including winter night hikes to hear owls, summer overnight family camp-outs under the stars, paddling on the lake, nature night lights, moths in the moonlight, etc. The goal of these programs is for visitors to be able to be able to escape from hectic everyday life in order to experience the wonders of an evening in nature, inside the largest forested park in Baltimore County. We believe that a zoning change for the Grille would negatively impact our ability to meet this goal. With the County’s current emphasis on sustainability as defined in the Master Plan for 2020, we trust that Oregon Ridge Nature Center and Park will remain a priority and that the original restrictions related to the Grille will not be “overruled” by a zoning change.</p>	Mark	Gingerich	Opposed	Environmental/Health Concerns
	<p>To Whom it May Concern, I am a twenty five year resident of the Greencroft Community residing at 14103, Greencroft Lane. I am writing to you to voice my strong objections to a zoning change for the Oregon Grill at the behest of it's owner Mr. Ted Bauer. This variance would allow weddings and outdoor parties in summer months. Leaving any noise issues aside the issue of parking and the very dangerous intersection of Shawan and Beaver Dam Roads would make this variance an exceptionally unwise decision at every level.As it is the staff park illegally under a no parking at any time sigh on Beaver Dam. This does not auger well for a situation where there are an increased staff working at the property and shows that the owner has no regard for the rules. In addition with the development of The Hunt Valley Mall and Wegman's the volume of traffic on Shawan Road has increased enormously and the intersection of Shawan, Beaver Dam and Cuba is dangerous. Bear in mind that The Oregon Ridge Park also run events in the summer which attract a lot of traffic. The exit from the Nature Center side of Oregon Ridge also runs right alongside the exit from The Oregon Grill exiting onto a very narrow portion of road just beside a very narrow bridge which barely allows two cars to cross at the same time. Should such an unwise variance be allowed it would also open the floodgates to allow variances for other organizations operating along Shawan Road as precedence would have been set already. I urge you for the sake of those who live in and those who pass through this area to retain the current zoning arrangements for the Oregon Grill Property.</p>	Jane	Dowling	Opposed	Change in Use

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3-031	As a resident of the Greencroft neighborhood, just north of the Oregon Grille, I’m writing to object to their zoning request to allow expanded outdoor party operations and all of the resultant noise, traffic, and parking issues that it will present.				
	The rural character of this area is constantly under fire from development of all kinds and this would be one more opportunity for not just this applicant but many others who will watch this issue closely to expand commercial enterprises in what should remain a rural, residential area. Our roads simply can’t take more of an increase in traffic than we already have with basic commuter traffic. And the idea of loud music and large outdoor parties are also an assault on the peace and calm of the area. The zoning change is simply out of character with our area and definitely doesn’t represent the concerns of the community. It appears to represent the request of a single individual business owner who doesn’t reside in the area but wants to expand a business that impacts the actual residents in nothing but negative ways.				
	Please reconsider any change to current zoning laws that would allow this expansion. Serve your constituents, not outside interests whose only commitment to the area is as a business owner.	karen	Goldstein	Opposed	Change in Use
3-031	I’m writing to express my strong opposition to the proposal to up-zone the Oregon Grille property. So many of us have been fighting this request for years and Ted Bauer’s temerity alone is a reason to refuse any changes. It’s bad enough that the County rents this facility for less than what the property taxes would be, but now you’re considering up-zoning it even though everyone knows of the long held and broad opposition to this change. We were so admittedly against allowing him to make this change at the beginning that we insisted that the actual zoning language be baked into his lease 25 YEARS AGO, but in spite of that he has been trying to reverse our wishes since day one.				
	If you want to make a change, kick him out and put it up for bid. I’m certain that it will go quickly to someone who actually cares that they are located inside of a nature preserve.	Keith	Rosenstiel	Opposed	Change in Use
	This issue involves the Oregon Grille which is on land owned by the County. It is zoned RC-4 and should remain in that zone as a stream runs right through it.				
3-031	In addition, this establishment is built on park land that belongs to the county. It should not be given the right to have large events on parkland as there is no need for an additional site of this nature in the area. Especially in the time of Covid-19 there are many restaurants that can provide catering at the Park for example which would benefit both the county and the restaurants. Please follow the recommendation of the staff and the will of the valleys community who have been fighting this for so long and maintain the RC-4 zoning and the restriction on events at this venue.				
	Thanks for you work on the zoning issues we very much appreciate it.	Kathie	Pontone	Opposed	Change in Use
	I am writing to be sure that the council is aware of our objection to the proposed “neutral” zoning request (#3-031) to the County’s current Comprehensive Zoning Map Process (CZMP). My husband, son and I are members of the Greencroft Community which is located just across the street from the Oregon Grille. In fact, our home is at the top of the hill that overlooks the restaurant property and Oregon Ridge Park. My husband and I support retaining current zoning: (RC4 (3.55 acres), RC7 (0.13 acres). This is public property (part of Oregon Ridge Park), and it also abuts the Oregon Ridge Nature Center. The current zoning is appropriate for our rural environment.				
3-031	We have learned that our Councilman, Wade Koch, has filed notice that the Oregon Grille zoning may change in the upcoming County CZMP 4-yearly review. This was NOT done at the request of the community. My husband and I and many of our neighbors are very concerned for the consequences of such an action. This would allow the Oregon Grille to host large outdoor weddings and parties with music and valet parking on summer nights. This would also likely result in more traffic, more noise, and more parking issues in the neighborhood, especially on weekends when there are concerts and festivals taking place at the adjacent Oregon Ridge Park. We and several of the surrounding neighborhoods met with Mr. Bauer and Mr. Koch just last year to express our concerns and strong objections to the zoning change. I was intending to attend the county meeting at Loch Raven High School last month, but it obviously was postponed due to the impending Corona pandemic starting to affect community. Allowing this zoning change would set a significantly negative precedence for our neighborhood which sits at the entry way to the farms of Greenspring Valley, and should not be allowed.				
	As a longtime resident of the Greencroft Community (2001) we have personally witnessed how the success of the Oregon Grille restaurant has made our community a better place to live. We fully support the zoning change that will allow the Oregon Grille to host outdoor weddings and parties with music and valet parking several times a year. With the flurry of activities that already occur through Spring, Summer and Fall at Oregon Ridge Park, the Baltimore County Agricultural Center and the adjacent ball fields, several additional evening events throughout the summer will be barely noticeable to the surrounding residents.	Susan	Dulkerian	Opposed	Development
3-031		Nicole and Ste	Keelty	Opposed	Development
3-031	We are nearby neighbors who vehemently oppose reasoning for the Oregon Grill. Enough is enough.	Christine	Brown	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
	<p>I am a resident of 14211 Greencroft Lane, Cockeysville, in the Third Councilmanic District. My home sits approximately 1.5 miles north of The Oregon Grille (TOG). I write to oppose any effort, whether by Councilman Kach, TOG's proprietor, or the two working in concert, to alter the current zoning of the property on which TOG sits: RC4 (3.55 acres) and RC7 (0.13 acres). This is public property. It is part of Oregon Ridge Park, and abuts the Oregon Ridge Nature Center. The current zoning is appropriate for our rural environment.</p> <p>While Councilman Kach may argue that the rural character of the area has changed, he is wrong. Councilman Kach recently cited events as Oregon Ridge Park, Shawan Downs, and the Maryland Agricultural Research Center (MARC) as evidence of a change. However, the same events have been going on at Oregon Ridge Park for decades. Over the past two decades that I have lived in the area, nothing about those events has changed, let alone changed sufficiently to alter the character of the area. The steeplechase events at Shawan Downs are no different from other steeplechase events that have been going on in the valleys for decades. Moreover, the MARC is a farm park. It is difficult to fathom how its use is inconsistent with rural zoning. What is most troubling is how Councilman Kach cites his own efforts on behalf of Shawan Downs and MARC as evidence of his preservation bona fides, but then cites the activities at these same properties as evidence that the character of the area has changed.</p> <p>Local residents have supported MARC and Shawan Downs precisely because they were and are the best options to maintain the rural character of the area, the Gateway to the Valleys. All the while, we have fought changes inconsistent with that character, such as the proposed megachurch on Shawan Road. Thus far, we have been successful.</p> <p>TOG's owner agreed to the current restriction on use of TOG's property at the very start of his enterprise there. These restrictions have ensured a bucolic character from which all, including TOG, benefit. If any change is allowed to the zoning and current restrictions applicable to TOG's property, then there will indeed be a change to the character of the area, all to the detriment of the area's residents. But this will be a change brought about by Councilman Kach and TOG's owner.</p>	Andrew	Gendron	Opposed	Change in Use
3-031	As a neighbor of the Oregon Grille and as one who has enjoyed dining there, I urge you to deny its latest attempt to change its zoning. We are still a rural community, and we do not want any changes. It is standing on Baltimore County property, and is adjacent to the Oregon Ridge Park and the Maryland Agricultural Center. My husband and I do not want to have loud music on weekends and deal with any more parking and traffic issues beyond what is already occurring.	Beverley	Young	Opposed	Change in Use
	My wife and are COMPLETELY OPPOSED to a zoning change for Oregon Grill. The owner of the Grill makes a ton of money already with this and his other properties. There is NO GOOD REASON to allow large receptions, parties or weddings at the Oregon Grill.				
3-031		Corbin	Riemer	Opposed	Change in Use
3-031	I live at 13213 Beaver Dam Rd which is less than a mile from Oregon Grille. As a local resident, I DO NOT approve of re-zoning the public property that Oregon Grille takes advantage of today. I support retaining current zoning: (RC4 (3.55 acres), RC7 (0.13 acres) which is appropriate for our rural environment.	Karin	Coury	Opposed	Change in Use
	<p>I have a lot of thoughts about the possibility of a zoning change to the Oregon Grille property at Oregon Ridge Park. I’m very against it. I regularly attend Oregon Ridge Nature Council Meetings as a member of the Baltimore County Board of Rec and Parks and this is a huge concern to their board. But I’m expressing my opposition as a lifetime member of Oregon Ridge. I’m not anti-business, but I also think that Oregon Ridge serves a greater purpose than a restaurant, that yes, did save the building they are currently in, but got a sweetheart rental agreement for all the concessions they made in the zoning.</p> <p>Oregon Ridge hosts a large variety of outdoor events, many at night. From bat watching to star gazing, these events could not exist if the Oregon Grille had its zoning changed to allow outdoor events at night. With the restaurant’s close proximity to Oregon Ridge’s meadow, there would be a severe impact on the flora and fauna. The outdoor lights and music would harm the ecosystem and would make it impossible to do the outdoor bat and bird and amphibian night time watches.</p> <p>Again, I’m not against having the restaurant there, but the current arrangement is just fine. Oregon Ridge is a tremendous site that should be supporter more if anything, not harmed by a zoning change for a restaurant. Oregon Ridge provides a ton of day time and night time and weekend events. It is a great way to get kids interested in various nature topics and just out and active. I loved going to these things when I was a kid and now, I’m 30 and I’m a lifetime member because I love what Oregon Ridge gave me growing up. Please protect Oregon Ridge Park by not changing the zoning of the property the Oregon Grille sits on to allow them to expand to having outdoor events with music and lighting</p>				
3-031		Corey	Johns	Opposed	Environmental/Health Concerns
	I am writing to express my concern and opposition to the proposed zoning change for the Oregon Grille Restaurant. This is a rural community and the property is next to public land (Oregon Ridge Park). The proposed change will further reduce and degrade the rural natural setting and, with weddings and large gatherings, will dramatically increase traffic, congestion, noise, pollution and commercial use of the few natural resources in this area. I am also concerned about the use of a small amount of public land for private profit (parking). As a local resident and tax payer, I am opposed to this possible change in zoning and am disappointed in those who propose it. Thank you for considering my opinion.				
3-031		Robert	Weiss	Opposed	Change in Use
3-031	Redo ing this tract is allowing the camels nose under the tent.....please do NOT change the zoning	Donald	Greenawalt	Opposed	Change in Use
3-031	I live in the neighborhood of the Oregon Grill and am opposed to any zoning changes. The current zoning is sufficient for the area. Thank you	marcia	Merriman	Opposed	Change in Use
3-031	As a neighbor to the Oregon Grille, we oppose rezoning bill #3-031.	Theresa & Dav	Wolf	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-031	As a neighbor of the Oregon Grille, I support retaining current zoning: (RC4 (3.55 acres), RC7 (0.13 acres). This is public property (part of Oregon Ridge Park). It also abuts the Oregon Ridge Nature Center. The current zoning is appropriate for our rural environment.	Sarah	Slingluff	Opposed	Change in Use
3-031	I have read that there may be rezoning of the area where the Oregon Grille is, on Shawan Road, in Hunt Valley. I live in the neighborhood and am concerned by this possibility. This would apparently allow the Grille to host large outdoor weddings and parties with music and valet parking on summer nights. This will likely result in more traffic, more noise, and more parking issues in the neighborhood, especially on weekends when there are concerts and festivals taking place at the adjacent Oregon Ridge Park. I am writing to support retaining current zoning: (RC4 (3.55 acres), RC7 (0.13 acres). This is public property (part of Oregon Ridge Park). It also abuts the Oregon Ridge Nature Center. The current zoning is appropriate for our rural environment. Thanks for your attention to this matter.	Cristiana	Camardella	Opposed	Change in Use
	I am writing to express my disapproval for the rezoning of the Oregon Grille. We are turning what should be maintained as pristine, natural resources into money making ventures. At one time Timonium also had beautiful areas without development-it is all encroaching on what used to be a beautiful area. This includes apartment complexes, shopping centers, churches, and restaurants. Please do not continue to allow the desire for money and increased sales to chip away at all we have left. I live 7/10's of a mile from the Oregon Grille. We live with the traffic, drunken pedestrians from the Shawan Down's races on our property. Most recently a drunk couple stopped their truck on our driveway and chased each other on to our property, and we had to chase them off as the man began to become abusive. All this out on Shawan Road where it should (despite the highway like traffic) be quiet and peaceful. Instead we have overflow from events on our property. Enough is enough, please do not pass this zoning application.	Kristy	Hanley	Opposed	Change in Use
3-031	I am a member of the community surrounding the Oregon Ridge and Oregon Grille area.				
3-031	I oppose the proposed change to the zoning regulations that would allow for outdoor events at the Oregon Grille.	Jeffrey	Price	Opposed	Change in Use
3-031	Oregon Grill has tried to change the zoning there for years and it should not even be considered. It is my understanding the building and property both belong to Baltimore County . It is leased to Oregon Grill for less money per year than most of neighbors property taxes in this neighborhood. To allow them to change the original agreement signed when they opened for business should justify Baltimore County to renegotiate their lease to update the cost for them doing business in a upscale restaurant. When their costs start to reflect the price of a meal at their establishment, then is the time to reconsider expanding there business. They really are doing quite well with a building and property taken care of by the county. Please be fair to everyone.	Tom	Hake	Opposed	Change in Use
3-031	I want it to be known that I am opposed to any rezoning of the property that is the Oregon Grille. I particularly think that it is underhanded for Wade Koch to propose this once again when the citizens and the adjacent communities have less options to voice their opinions on this matter. I don't understand Mr. Koch's beholden to the proprietors of the Oregon Grille when the citizens and communities have consistently opposed any expansion of the use of this County owned property.	Bob	Thommen	Opposed	Change in Use
3-031	I am very much in favor of leaving the zoning EXACTLY the way it is.. No expansion of the Oregon Grille.	Marguerite	Fox	Opposed	Change in Use
3-031	I have read your April 7, 2020 email response to Barry Daly, et al. I truly do appreciate that previously you have sided with those protecting the environment, however I believe your rationale on this issue is flawed on many levels. Your position that because Oregon Ridge Nature Center and the Ag. Center have expanded their activities, that an expansion of Oregon Grille's uses should be allowed is untenable. The fact that it was you who drafted the actual Legislation is very disappointing Both Oregon Ridge Park and the Ag. Center are properties owned by Baltimore County and thus the local residents are unable to control the activities that take place there. The activities at these sites are open to the general public and for the public good. More than 95% of the activities at both locations take place in the daytime. Oregon Grille is a different story. You are sanctioning a private individual to hold large-scale private events in a rural area. The owner of Oregon Grille represented and consented to the restaurant use when he leased the property from the County for an inconsequential amount. His business is quite successful. He does not need to host parties to maintain his business. And his proposed parties and expanded activities will keenly impact the quality of life for those who selected to live in this area for its rural lifestyle*. Further, to state that because the Oregon Grille's location is close to the Hunt Valley Town Center, the rural quality of the Oregon Grille property does not need to be protected is irresponsible. The Western Run area needs the protection even more. You cannot permit commercial development to creep into the sacrosanct and protected area that makes our Baltimore County unique. 1-83 is the long-established demarcation line for development. Wade, there is no compromise. There is no need for mediation. Oregon Grille's expansion is opposed by all the residents of the area. It is just Ted Bauer and you versus everyone else. I humbly request you withdraw this legislation.	Patricia	Farley	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-031	Please retain the current zoning status of the Oregon Grille. This is the third or fourth time that an attempt has been made to change/weaken this important zoning safeguard to this area. Nothing has changed to invalidate the original denials. At a recent meeting with a committee of residents from the Greencroft community, Ted Bauer was asked to share what he had determined would be the benefits to Greencroft and surrounding Shawan Road and Beaver Dam neighbors. He skirted the question and failed to name one benefit!				
	The list of detriments is significant and has not lessened since they were the consideration for earlier denials.	Martha	Gardner	Opposed	Change in Use
3-031	Once again the Oregon Grill is attempting to get its zoning status changed. I believe this is the fourth attempt for this same change since the restaurant opened. Retaining the quiet peaceful manner of the valley is key. The noise level resulting from such a change will be impacting to homes in the area and compete with events at Oregon Ridge. Nothing has changed to alter previous denials for a change. The Oregon Grill already receives favorable pricing for use of the building and the original intent of the contract should be continued which did not include the changes once again being requested. The problems and issues resulting from such a change continue to be the same as they have always been. A request for just a limited number of events and Mr. Bauer's promises do all sorts of control testing is merely the first step in expanding to more and more dates. I request you "once again" reject any zoning change that would allow these large events.	Michael	Gardner	Opposed	Change in Use
	As a long time resident and tax payer in Baltimore County I am OPPOSED to the changing the zooming along the Shawn Road corridor. I am aware that Oregon Grille would like the zoning changed so they can grow their business. They knew when they moved in what the zoning was and hoped over time to have it changed. By changing the Zoning in this area of Baltimore county it will open the flood gates for other business to come in and take advantage of the ruling change and request that they to receive a waiver or change. We all know there is a MEGA church that has been dying to do such a thing on the property they have all ready purchased. Making a zoning change will only hurt the community. Please think about the long term affects what is good for one business can be justified by another.... OPPOSED!!!!	Linda	Poggi	Opposed	Change in Use
3-031	We are writing to express our opposition specifically to zoning issues 3-031 and 3-014. We oppose Issue 3-014 because of the residential nature of the Carroll Manor area and zoning that should remain intact or even down-zoned rather than the proposed changes/commercial zoning. We also oppose Issue 3-031, the proposal for Oregon Grille to expand services (catered events with tents, amplified music and lights), because of the negative impact on the community including traffic, the Oregon Park and natural setting adjacent to the Agricultural center. Any additional impervious surfaces would have a negative impact on the tributary the runs adjacent to the property and feeds the watershed. This isn't speculative, it's fact.				
	With the impact of Covid 19, now is not the time to sacrifice environmental integrity or the public good.	John & Renae	Olver	Opposed	Change in Use
3-031	I live in the neighbourhood and would like you to support retaining the current zoning (RC4(3.55acres), RV 7(0.13acres)	Maya	Desai	Opposed	Change in Use
3-031	Please retain current zoning for the Oregon Ridge property.	Elizabeth	Coakley	Opposed	Change in Use
3-031	This is to express my adamant opposition to a change in the zoning for The Oregon Grille to accommodate allowing this business to hold outdoor events with music. As a neighbor and taxpayer since 1975, there have been many changes and expansions to the Hunt Valley area. The traffic and noise have increased significantly over this time and disrupted this beautiful scenic area. The current zoning is appropriate for this rural area that is already overburdened. I have seen tractor trailers use the nearby Falls Road corridor/residential area and Pennsylvania drivers use the rural roads to get to 83 North. New townhouses, expansion of the shopping center, hotel, chain restaurants and a large church have been added over the years causing changes in the rural character of this area. The Oregon Grille was aware of the community opposition about these types of events when they first entered into the area and have been fortunate enough to enjoy a prosperous restaurant business in a wonderful area without having these additional events.				
	Please do not allow a zoning change and let the neighbors and taxpayers enjoy the peaceful enjoyment of our properties.	Marlies	Fisher	Opposed	Development
3-031	I'm opposed to any rezoning for The Oregon Grille, any. They are already pushing the limits on what they are allowed. This area doesn't need more traffic and zoning changes which always lead to more changes and exemptions.	John	Greene	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032	<p>zoned RC-2 in the Upperco area. This is a typical zoning type for this rural area; however, in this instance, this property has operated commercially for over 100 years under the guidelines of a special exception.</p> <p>The property has operated as a private volunteer fire department and event hall since the early 1900’s. The first parcel of the property was deeded in 1915 to the fire company. Although the property operated commercially since 1915, it wasn’t until 1988 that the then property owners applied for and were granted a special exception to operate a fire hall and event hall on the property. The property was used for many commercial activities during the last century. It has conducted activities including but not limited to, a Volunteer Fire Hall, commercial vehicle and fleet maintenance operations, Event hall, Carnival, communications tower, motor sports events, amateur athletic association, and concert hall.</p> <p>As a private company, the fire hall conducted the above activities to the sole financial benefit of the fire company. Further, prior to the special exception that was granted in 1988, the above activities were conducted in a non-conforming capacity, and without community opposition. The activities continued on the property until 2017, when the fire hall, due to lack of members, decided to merge with another volunteer company just 2 miles away.</p> <p>During the course of the fire company’s tenure on the property, it recognized the need to make substantial improvements to support its increased commercial activities. It redeveloped the property in 1967 with the building situated roughly 35 feet from the property’s commercial railroad frontage operated by CSX. It later expanded the facilities in 1988 to support its growing commercial operations. These improvements included a 10,000 sf building with heavy 3 phase electric service, 4000 sf of commercial truck garage bays, a large paved parking lot, a 3- phase heavy industrial power generator, underground water storage, a commercial kitchen, and were utilized to continue supporting this hundred-year history of commercial operations. Additionally in 1994 a 150-foot tall heavy industrial cellular communications tower was erected on the property and is still in operation today.</p> <p>The fire hall has a long established use commensurate with ML zoning, additionally the property has long been improved and significant capital investment made in permanent structures to support these commercial activities. Interestingly, the activities listed above which were carried out on the property are allowed by right ONLY in ML zoning. The fire hall’s activities have mostly ceased since 2017, and since then the building and grounds have seen only minor activity. The fire company has decided to sell this property due to lack of necessity and lack of use in the community.</p> <p>Due to the significant improvements and designed use of the property, it would be inappropriate to have the property revert back to solely RC-2 zoning, which it has not seen definitive use of in over a century. With the established activities that the property has supported for 105 years, the property would be effectively downzoned. It would inevitably become a liability to the community with RC-2 zoning regulations unable to support activities that could maintain the cost of the industrial commercial building and its significant expense of normal upkeep. Converting the special exception already in place to ML would provide for the commercial vehicle and operating activity the community is already accustomed to, allow for the commercial activities required to fund the significant fiscal operational demands of the property, and to provide an avenue for the property to remain active and well-kept. The activities allowed in ML would maintain the traffic, hours and noise the community is already accustomed to.</p> <p>For these reasons, I respectfully request that the Planning Board evaluate this request based on this data, and support Councilman Kach in his request for this ML Zoning Change.</p>	Santo	Mirabile	In Favor Of	Change in Use
	<p>I writing in response to Santo Mirabile's desire to purchase the old Boring fire department to use for his small business.</p> <p>I have been a member of the local community for my entire life of 42 years. As a child I used to ride my bicycle to the old Collison's store within the Boring post office right next to the firehall to buy penny candy! My high school girlfriend used to work the bingo nights at the firehall. I used to play softball in the ball fields behind the firehall as a teenager. I attended many events at the facility big and small. This has been a very heavily used site for many years. I have family and friends that all live in the local community. To this day I drive past the firehall every day on my way to work. I am very aware of the history of the community.</p> <p>This commercial facility was well built and has been well maintained and has not been a nuisance to the community even though it's been running commercially for as long as I have known! I feel this can be maintained as such with the right owner.</p> <p>I also think it's outstanding that two local fire departments are merging to create one upgraded firehall and community center on the main thoroughfare between the two old locations. I think this will benefit the community for years to come and if the sale of the old Boring firehall to Santo helps this cause I am all in!</p> <p>I have known Santo since my mid to late teens. I have been involved with him as his vice president on the GVMC board. I have used him as a subcontractor on jobs and have also worked as a subcontractor on his jobs. He runs a very tight ship. He runs a small family owned professional operation and I know his dream would be to own a facility local to his residence as he is also a member of this community.</p> <p>I feel that the fact that this facility has already been used as a commercial facility for as long as I have known and the fact that he is a upstanding member of this very community that this is a great match. I have all the confidence in the world that he would do his due diligence to keep to the standards expected by the community.</p> <p>In summary as a life long member of the community and knowing the character of Santo and his wife Debbie as well as the background of his business I am in full support of his purchase and rezoning of this property.</p>	Luke	Cooper	In Favor Of	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032	<p>Good Morning Members of the Planning board. I am writing to you today regarding the CZMP Issue 3-32. I am very familiar with the property, and it’s activities. Over the years the property has served as a bingo hall, tractor pull, and carnival grounds in addition to the fire activities. Over the years the Boring fire hall has had a decline in active members. The neighboring community became less involved, and eventually they merged with the Arcadia Fire Company to form the Upperco Vol. Fire Company. As they move toward building a new fire hall, I understand it is necessary to sell the Boring Fire hall to not only raise money for the new fire hall, but to reduce the costs of the upkeep of the building.</p> <p>I understand that the Boring Community has some concerns with the buyer, and the change of use, however I believe they are working off of a basis of gross fabrications and miss-information. The fire hall has always been used as a commercial building. Also the Boring Fire Company was a private company that merged with another. The fire hall has found a local buyer who is planning on moving their family business there. That family has been active in the community for years and I am surprised to see so many lies and rumors being spread about them just because they want to move their business there. Their usage will be far less of an imposition on the community than some of the fire hall’s past activities have been, and far less traffic than the Bingo activities brought to the area.</p> <p>I support this zoning change because I support the fire hall and I support the community. I believe this zoning along with their buyer will be a benefit to all of Upperco.</p>	Jimmy	Carter	In Favor Of	Change in Use
3-032	<p>Good Afternoon, members of the Planning Board. I am writing to you today regarding the Zoning Issue 03-032. I am writing in Support of the Zoning Re-Classification from RC-2 to ML. The property has been used in a commercial capacity for the last 100 years. It has been developed and expanded into a substantial commercial use for many years. It takes a significant amount of money to support this kind of infrastructure which I believe RC-2 cannot support. This would potentially allow this property to become a liability to the surrounding community.</p> <p>The fire company moved out several years ago and the property has become dormant. They have agreed to sell the property to a very reputable local company, DSM Contracting. Unfortunately, there has been a lot of personal attacks on the owners, Debra and Santo Mirabile, and grossly misinformed information about their company. To clarify the slanderous comments being made, I am providing the following information, as a sort of testament to their character and the integrity of their company. DSM Contracting is a Certified Woman-Owned Minority company. (Note: Debra Mirabile is President,CEO, cofounder and principal owner); qualifications: rich three generations history in the construction field (earthwork, utility and paving, and ancillary building construction); Baltimore-Certified WBE#18-375165, MDOT-Certified MBE/DBE/SBE#18-343, Small Business Company (SBR), Prequalified in Baltimore City and Carroll County.</p> <p>DSM Contracting has agreed to put into place a Restrictive Covenant to ensure the property’s use will not be a detriment to the surrounding neighbors. I believe this would be a very positive outcome for the property and for the community. Additionally, it would facilitate the construction of a new fire hall to better serve the community, just a mile away.</p> <p>Thank you for your consideration.</p>	Paul	Joyce	In Favor Of	Change in Use
3-032	<p>My wife and I reside at 5133 Frye Road. We built our home 25 years ago and live very close to the Boring Fire Hall. We are in favor of the proposed change in zoning of the fire hall property to ML. We are concerned about the future use of the property and understand that it has been sold to the Mirabile family. We further understand that they wish to operate their contracting business out of the property and are willing to place several restrictive covenants on the parcel in order to obtain approval. We also understand that they plan to provide extensive screening which would help mitigate any impact on the surrounding neighborhood. We believe that this would be a reasonable use of this property.</p>	James & Juli	Wolf	In Favor Of	Change in Use
3-032	<p>My wife and I reside at 5133 Frye Road. We built our home 25 years ago and live very close to the Boring Fire Hall. We are in favor of the proposed change in zoning of the fire hall property to ML. We are concerned about the future use of the property and understand that it has been sold to the Mirabile family. We further understand that they wish to operate their contracting business out of the property and are willing to place several restrictive covenants on the parcel in order to obtain approval. We also understand that they plan to provide extensive screening which would help mitigate any impact on the surrounding neighborhood. We believe that this would be a reasonable use of this property.</p>	James & Juli	Wolf	In Favor Of	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032	<p>I have resided in Boring from 1993 through 2013, and now live on Dover Road about a mile from the Boring Fire Hall. Also, I was on the committee of the HRA that reviewed the proposed changes from RC2 to ML with covenants. The covenants reviewed are very restrictive, and more were added after community input during a contentious meeting at the Boring Fire Hall. Because of the disruptions planned by a small number of people during the meeting, the HRA was not given adequate opportunity to present information. The result has been neighbors and community members uninformed or misinformed entirely about the restrictions and their details. Many attending had no opportunity to ask questions that would have clarified and corrected the misconceptions that have been written and repeated.</p> <p>The business owners interested in purchasing the property are willing and able to sign these very restrictive covenants to conform with the preservation of the area. They are also members of the community, and are in the process of building their family home nearby. Their presence in the community will be an asset to the property, and their generous proposal of allowing community gatherings and use of the building would be useful.</p> <p>In addition, the structure of the Fire Hall lends itself to a business that would generate a profit capable of maintenance for proper upkeep of this existing building. With the correct screening, and the strict limitations proposed to its uses, it is possible to keep the balance required in the town of traffic, noise and pollution.</p> <p>Furthermore, there are many business in the area within 2 miles or less. These businesses operate trucks, equipment, move materials, etc. Large agricultural equipment moves freely about the roads during growing and harvesting seasons from farm to farm in the area. The business offering to purchase the Boring Fire Hall property is willing to sign very restrictive covenants for their use of the property to which many local businesses are not bound. This speaks volumes about the commitment of the family to the area, and their willingness to uphold the concerns of the neighbors. They are eager to work in the community where they will be living and to preserve and build goodwill here.</p> <p>The newly combined Fire Hall of Arcadia and Boring into the Upperco Company continues its progress. This sale is necessary for them to remain fiscally responsive to their budget requirements, and makes it possible to move forward building their new facility which will benefit the community.</p> <p>We can't turn back the clock and make the Boring Fire Hall building a community center or farmers market and hope to restrict traffic. It's not possible to open anything other than a viable business that can support this property. The building already exists and good use can be made of it this way. This is a solid offer from a community member who will put an already thriving business in its place with strict limitations, and be responsive to the concerns of the town and area residents.</p> <p>In conclusion, I would request you consider supporting the RC2 to ML change requested in this CZMP 3-032 property, with restrictive covenants.</p> <p>Thank you for taking the time to carefully consider the variables that make up this difficult decision.</p>	Pascale	Meraldi	In Favor Of	Change in Use
	<p>exceptions to allow for the ability to perform commercial activities that are all allowed by right in ML zoning. In practice, in addition to serving as a base for the Boring Volunteer Fire Company, the property was developed as a heavily commercialized facility inclusive of oversized heavy vehicle garage bays for fleet maintenance and storage, a large commercial kitchen as an accessory to an expansive event rental hall, a large paved parking area, a softball field, an events fairground with several accessory structures, and an industrial cellular communications tower.</p> <p>In its heyday, the property was a bustling piece of commercial property with large amounts of traffic, hosting carnivals, tractor pulls, and other events. Athletic teams played frequent games on the ballfield with spectators happily watching on. Inside the rental hall, bull and oyster roasts and private parties were types of normally occurring activities. Regular Bingo games were held most days of the week, bringing large crowds to the property to enjoy boisterous games of Bingo late into the evenings. The property's "day job" of housing the fire company's activities included their large heavy equipment fire trucks driving in and out of the property multiple times daily, at any hour of the day or night, and after sounding blaring fire sirens across the town as needed. At the front of the property, just past the front wall of the building and the asphalt driveway, lies a CSX railroad. Being that the railroad crosses directly through residential and commercial areas, the trains go very slowly and sound their horns to give plenty of warning, which can be heard loudly, and for roughly 20-30 minutes every time they cross.</p> <p>In recent years, the yesteryear town of Boring has changed. The general store closed to make way for a technology firm (though the post office still rents the same corner of the building). The local church closed and is for sale. The activities at and members of the fire hall fell off over the years, resulting in the merger of the Boring fire company with the Arcadia Volunteer Fire Company a couple of miles down the road, which created the new Upperco Volunteer Fire Company. The carnivals stopped, the ball fields were no longer used, and the rental hall was rarely utilized with the exception of Bingo, which reduced its use to two evenings a week due to lack of business. The Upperco Volunteer Fire Company began to pursue a new, modernized fire hall to better serve the community and needed to sell its existing Boring fire hall to make that happen.</p> <p>The residents of Boring expressed their displeasure at the notion of the sale, and reveled in the nostalgia of yesteryear – their anecdotes from decades past and childhood memories. They understandably mourn the idea of change from what things were, not recognizing that their declining use of the property over many years set the trajectory. There is now a surge of interest to reinvigorate the use of the property. The community talks of bringing back parties and events to fund the property so that it can be what it once was. The thought is an emotional and nostalgic one, but not fully fleshed as a business plan. Beyond an initial surge of fundraising and interest, what is different now that the expense of not only the mortgage of the property, but also its significant operational and maintenance costs will be funded by regular profitable cash flow, and particularly given its lack of paid use as a paid rental hall by the same community? People living in the area express thinking of the building as a community center and a public park where they walk their dogs. The property is not a public park. It is land owned by a commercial entity, and the public's use of any part of the property is at the liability of that entity. It is not a community center, which by definition is a completely publicly funded building with publicly funded activities for youth, seniors, and everyone in between. This is a heavily commercial structure that was available for rental by private parties, whose use again has declined over the years as it struggled to book events. The income derived from activities at the property is not sufficient to fund its cost, and continuing down this path puts the property at risk for disrepair or perhaps to even become derelict.</p> <p>Now that the property was to be sold, the volunteer fire company would lose its special exceptions – an effective down-zoning, and would have it be a heavily commercially developed property, which is zoned as RC2. The property has not operated in an RC2 capacity in over a century, and would be shoe-horned into non-conforming use. Commercial</p>	Debra	Mirabile	In Favor Of	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032	Made error on issue number previous to this one so please disregard first one	Gary	Monroe	No Opinion	Change in Use
3-032	Re-Zoning The Boring Fire Department To ML Would Destroy The Community of Boring	James	Blum	Opposed	Development
3-032	I am opposed to the zoning change as ML because of it's negative impact on our rural environment. Please protect our streams and watersheds and vote no to this change.	Megan	Carlson	Opposed	Environmental/Health Concerns
3-032	The impact of rezoning would put an onerous burden on the small community of Boring, which is already under assault. The noise and traffic brought to the community would devastate the rural nature of the surrounding community and erase the town of Boring. As a community we have expressed our adamant opposition to the rezoning. The impact on property values for the entire community would be hard to quantify, but would clearly be significant and far-reaching. Upperco Fire Company has been offered numerous alternatives to this deal and should act in good faith with the community that has given a tremendous amount of revenue to their current financial status. There is no shortage of alternative industrial property in the area, convenient to the proposed buyers incomplete residence nearby.	Katherine	Fanning	Opposed	Change in Use
3-032		Fred	Schaefer	Opposed	Change in Use
3-032		Dan	Carroll	Opposed	Change in Use
3-032	I have lived in Upperco since 1968. We need to light manufacturing zoning out of the Boring / Upperco area. Needs to be kept RC2 and maintained for agricultural and rural recreational purposes. It would be best used for a non profit family facility that would benefit the surrounding community, and provide for community activities.	James	Beyer	Opposed	Change in Use
3-032		Marcia	Bowers	Opposed	Change in Use
3-032		Elaine	Haynes	Opposed	Change in Use
3-032	I am opposed to the rezoning of the boring fire hall. It will destroy this community.	Courtney	Taylor	Opposed	Change in Use
3-032	I am opposed to any ML or any industrial zoning for the Boring Fire Hall. This property is located in the center of a community. Peoples front, back and side yards surround the Fire HALL property. ML will ruin this farm town. There is a stream that boardsers the Fire Hall property and is approx 30 feet below the elevation of the Fire Hall property, all run off leads to this stream. The stream feeds the McGill Run (a trout stream). ML zoning would become a environmental disaster and would pollute the water ways. See attachment.	Jim	Taylor	Opposed	Environmental/Health Concerns
3-032	No	Mollie	Murphy	Opposed	Change in Use
3-032	NO. Please do not allow this zoning change to take place. We have a beautiful rural community here. With the quarantine, I see people pass my house with their dog, jogging or cycling every 20 minutes, out enjoying the beautiful community and safe, low-volume roads. In addition, this property backs to a wooded stream which is an important feeder to McGill Run, and deserves environmental protection. Please act to keep this community rural's charm and family orientation. Thank you.	Amanda	Griffin	Opposed	Environmental/Health Concerns
3-032	The rezoning would have a tremendous negative impact on this community environmentally and financially. Please read the "Case for Boring" , a presentation that was sent to the Panning Board. The Hanover Road Association held a meeting and a unanimous but for one voiced vote opposed the rezoning. Much of the farmland surrounding the town of Boring has been entrusted through land conservatory programs that Baltimore County supports. This rezoning in the heart of that preservation effort would be a betrayal of that philosophy. Please do not approve the rezo	Pamela	Ecker	Opposed	Environmental/Health Concerns
3-032	No. Please protect the rural character of this community.	Holly	Bricken	Opposed	Change in Use
3-032	I am opposed to the rezoning of the Boring Fire Hall. ML is not the intention for the land in this rural community. We are a community not an industrial center...	Alix	Smith	Opposed	Change in Use
3-032		Carol	Hunt	Opposed	Change in Use
3-032	Rural communities like ours are already under so many threats. Please don't add construction traffic, industrial runoff, (etc) to the mix for ours. Areas like this are important, not only to the people living in them, but for everything they contribute to the life & sustainability of the larger region. The breakdown of that starts in small places like Boring with single actions like changing this zoning.	Elizabeth	Phelps	Opposed	Traffic/Safety
3-032		Ann	Whitman Hurc	Opposed	Change in Use
3-032	I moved here because Boring is a beautiful small rural community not a "manufacturing light area". I vote to keep it that way.	CAREY	ZIEGLER	Opposed	Change in Use
3-032	Absolutely opposed. I live next door. We as a community do NOT want a business like this in our neighborhood. It also opens up another can of worms if it's sold later to an even more intrusive business.	Andrew	Essman	Opposed	Change in Use
3-032		David	Bisaha	Opposed	Change in Use
3-032	Please no! It is just not right to change this zoning. The whole deal with the Upperco Fire Dept and Santos is shady. No one in the community even knew the property was for sale! It was never publicly advertised. It would be irresponsible of the Planning Commission and Zoning Board to change this zoning and adversely affect the tax payers of the community.	Nick	Farver	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032	We moved our family to this beautiful rural area NOT to have it end up with an ML business in the center of it. This will ruin our community and the environment. I vote NO.	Karen	Harris	Opposed	Change in Use
3-032	This is a quiet country road definitely not suitable for commercial use.	Gail	Frantz	Opposed	Traffic/Safety
3-032	Boring is a rural farming community and not a community suited for any type of industrial manufacture zoning. This will greatly affect our housing values, the way of life for the residents of our peaceful town and surrounding areas. The daily use of heavy equipment and heavy truck congestion through our small town where the road is narrow and the houses are very close to the road will cause unwanted damages to property and the roads. There is also the safety issue to those using the road for recreational purposes, there are no road shoulders, and this is a 30 MPH zone.	Victoria	Kravitz	Opposed	Traffic/Safety
3-032		elizabeth	ryan	Opposed	Change in Use
3-032	No feasibility study has been which would reveal many basic departmental impossible issues,ie zoning,environmental .	Errol	Ecker	Opposed	Change in Use
3-032	My family first settled in Boring in 1763. This "firehouse" was concieved BY THE PEOPLE, BY THE COMMUNITY. It has been supported BY THE COMMUNITY. The needs and rights belong to THE PEOPLE of the Community and ALL decisions by OUR representative government must honor the wishes of THE PEOPLE..... and NOT serve one person. This plan does NOT fit. (And any member of the County Council that puts their name on it will also be associated with the environmental violations and illegal "activities" going on at the other property owned by the applicant along Rt30). DO YOU UNDERSTAND MR. KACH?..... VOTE NO!	WILLIAM	NEWTON	Opposed	Change in Use
3-032	VOTE NO!	MJ	Madwolf	Opposed	Change in Use
3-032	Please vote NO to rezoning the Boring Fire Hall property. I attended the most recent Hanover Road Association’s meeting where a vote was held over the rezoning. The community OVERWHELMINGLY voted NO (only 1 person voted the other way). Wade Kach told us all at a Boring Community meeting that he would take the advice of the Hanover Road Association in his recommendation. The Hanover Road Association along with the Boring Community Association has recommended AGAINST rezoning. Boring is a small rural community. Please help us keep our character by voting NO.	Bill	Harris	Opposed	Change in Use
3-032		Eddie	Downey	Opposed	Change in Use
3-032	The prospective buyer of the property/zoning change requester hopes to use the site as the base for the family excavation business, employing heavy dump trucks, construction trailers, earth-moving equipment, etc. The infrastructure in the area is simply not up to handling that type of traffic. This is a quiet residential/farming community, and we all would like to keep that way. I strongly oppose the request to change the zoning to ML.	Robert	Nixon	Opposed	Change in Use
3-032	I am STRONGLY AGAINST this zoning change. I live about a mile from the Boring Fire Hall and DO NOT want dump trucks roaring through this area at all hours. Mr. Kach this issue is important and I will pay attention to what you do about this.	Charles A	Phelps	Opposed	Change in Use
3-032	The added traffic to already narrow road will make that road a hazard, as well as adding to the risk of accidents at the Old Hanover Rd and Rt 30 intersection.	Mary	Podbielski	Opposed	Traffic/Safety
3-032	A terrible thing for the Community!!!! Added traffic, dump trucks, etc will disrupt this small rural road/community!	Jane	Sewell (Wagn	Opposed	Traffic/Safety
3-032	I am opposed to the rezoning of the Boring Fire Hall property. This property should remain classified as rural to suit the rural community. The suggested use as light industrial would increase the noise, traffic, and detract from the community. Please consider the overwhelming opposition by the community when making this decision.	Ashley	Yeager	Opposed	Traffic/Safety
3-032	We must protect RC 2. This is a Rural Area and ML has no use here. It would rob this charming historic country village of its peaceful community based core. The use is most inappropriate! It would be ugly and disruptive. It would not be fair to the citizens of Boring.	Meriwether	Morris	Opposed	Change in Use
3-032	Anytime the interest of one is valued more than the common welfare of the whole there is an intrinsic problem. In no way should this be allowed. Please put yourself in our communities situation and look at it from that perspective... i.e. Property value decreased, noise, and an unwelcome business! How is that good for anyone, even the potential business? My question is this... Why would anyone even want to do business where they are not welcome, not the person, the business? The answer is obvious. This business does not belong in Boring! The zoning does not belong in Boring.!. What belongs in Boring is an assurance that our community remains rural and idyllic for the reason we moved here...	Mark	Guy	Opposed	Change in Use
3-032	We recently moved to the town of Boring because we love the charming quiet, rural character of this area. The proposed use does not align with the character of this area and would negatively impact the investments and life/family plans of all neighbors.	Josh	Griffin	Opposed	Change in Use
3-032	This charming village is treasured by its residents for its quiet nature. This would negatively affect this beloved village and those who call it home!	Mini	Morris	Opposed	Change in Use
3-032		Donn	Dietrich	Opposed	Change in Use
3-032	I am opposed to the zoning change because of it's negative impact on our rural environment. Please protect our streams and watersheds and vote no to this change.	Joan	Pfeiffer	Opposed	Change in Use
3-032		Bob	Pfeiffer	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032		Robert	Long	Opposed	Change in Use
3-032		Elizabeth	McCroskey	Opposed	Change in Use
3-032		Elizabeth	McCroskey	Opposed	Change in Use
3-032		James	Di Raddo	Opposed	Change in Use
3-032	Keep Boring Boring	Eric	Carlson	Opposed	Change in Use
3-032		Mary	Galletti	Opposed	Change in Use
3-032		Peter	Galletti	Opposed	Change in Use
3-032		Thomas	Galletti	Opposed	Change in Use
3-032		Brenda	Proper	Opposed	Change in Use
3-032	It will adversely affect home values and ruin the quiet, boring neighborhood aspect of Boring. No to ML!	Terri	Toms	Opposed	Change in Use
3-032		Richard	Proper	Opposed	Change in Use
3-032	I moved to this area 19 years ago to get away from all the noise and traffic. I consider this my hometown and would be heartbroken to see it destroyed.	Gaye	Bowers	Opposed	Change in Use
3-032		Charlene	Hughes	Opposed	Change in Use
3-032	as a long time resident of the Upperco/Boring area, it is important to maintain the rural and agricultural character of the community	Matilda	Dorsey	Opposed	Change in Use
3-032		Sara	Lee	Opposed	Change in Use
3-032	Please keep some areas of this county rural and beautiful. We have enough businesses on the main roads of the area. Please keep the other areas as quiet and bucolic as possible.	Jeffrey	Welling	Opposed	Change in Use
3-032	Please keep Boring for homes and families. Keep businesses along Route 30 if necessary	Mary	Welling	Opposed	Change in Use
3-032	Not suitable for heavy commercial business, Roads, and infrastructure will not support this type of business.	Neil	Kravitz	Opposed	Change in Use
3-032		Bruce	Oliver	Opposed	Change in Use
3-032	I work construction as a heavy equipment operator and I know what type of noise/damage this type of business would do to the peaceful existence of the residence of this area.	Timothy	Dixon	Opposed	Change in Use
3-032		Harold	Frantz	Opposed	Change in Use
3-032	Boring is boring. Let's keep it that way... Excessive noise and construction traffic is not appropriate for our rural community	Michele	Guy	Opposed	Change in Use
3-032		Grace	Bayliss	Opposed	Change in Use
3-032		James	Zill	Opposed	Change in Use
3-032		Kelly	Palmiotto	Opposed	Change in Use
3-032	I would rather see a something that will benefit the community go into that property.	Nicholas	Bowers	Opposed	Change in Use
3-032		Kristy	Karanikolis	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032		Penny	Levering	Opposed	Change in Use
3-032		Eenest	Levering	Opposed	Change in Use
3-032	No manufacturing should be allowed in a quiet town!	Donna	Young	Opposed	Change in Use
3-032	I thought the deed said the property belongs to the community	Linda	Scafer	Opposed	Change in Use
3-032	Opposed to the rezoning, there are still plenty of possible uses for the property with the current zoning more appropriate for the area.	Michelle	Mays	Opposed	Change in Use
3-032		Marilynn	Perrelly	Opposed	Change in Use
3-032		Gus	Karanikolis	Opposed	Change in Use
3-032		JoAnn	Tracey	Opposed	Change in Use
3-032		Barbara	Wisner	Opposed	Change in Use
3-032		Stephanie	Young	Opposed	Change in Use
3-032		Frank	Russo	Opposed	Change in Use
3-032		Charles	Shreve	Opposed	Change in Use
3-032		Walter	Wisner	Opposed	Change in Use
3-032		Ashley	Stees	Opposed	Change in Use
3-032		Janet	Partel	Opposed	Change in Use
3-032		Emmett	Ryan	Opposed	Change in Use
3-032	I am appalled at the idea that anyone who had the best interest of the community at heart would consider placing random industrial zoning in the middle of our rural town. Why would this even be a question? Our councilman should be looking for ways to support and revitalize our community after the recent disaster that occurred with our Fire Company. When is someone going to stand up for us? We need our representatives help to sustain our community, not destroy it.	Jackson	Haden III	Opposed	Change in Use
3-032	The fact that so many criteria for a normal LM zoning change did not apply to this transaction is proof that they are trying to shoehorn a commercial business into our neighborhood. Stay Boring	Joseph	Boring	Opposed	Change in Use
3-032	I am opposed to the placement of industrial zoning in my hometown. The center of our town is not an industrial park.	Kenna	Westphal	Opposed	Change in Use
3-032	I am strongly opposed to the re-zoning of the former Boring Volunteer Fire Department for several reasons. First, this is arural communithey that has placed a lot of land in preservation and this seeks to undo mkuch of that positive environmental impact. Secondly, as a lifetime resident of the area, I do not believe that the roads and infrastructure can support industrial traffic. As a parent, I have safety concerns about how t his would affect the school bus stops on Old Hanover Rd., which is barely a 2-lane road as it is. Lastly, industrial traffic in this neighborhood would endanger residents, recreational bikers and children who live and play in the neighborhood.	Gretchen	Sisk	Opposed	Change in Use
3-032		Thomas	Sisk	Opposed	Change in Use
3-032	Have been a Upperco / Borig resident since 1982, raised my family on the family farm, and value the rural and small town atmosphere. I oppose the ML zoning. Keep us a rural agricultural, and outdoor recreational based small town community.	Bettie	Beyer	Opposed	Change in Use
3-032	This communities infrastructure, such as roads etc., cannot support the type of facility proposed. As others have said, environmentally this could become a disaster for the Prettyboy watershed.	William	Young	Opposed	Change in Use
3-032		Susan	Copenhaver	Opposed	Change in Use
3-032		Michael	Wertlieb	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032	As an individual with multi-generational roots in Boring I oppose this zoning change. The proposed commercial use is at odds with the rural character of the area. The roads are not constructed to safely accommodate commercial vehicles and could lead to damage and degradation of them and at worst accidents with injuries and deaths. Please heed the call of the residents and oppose this zoning change! Thank you	Bronwyn	Betz	Opposed	Change in Use
3-032		D'Arcy	Carlson	Opposed	Change in Use
3-032		Joyce	Blair	Opposed	Change in Use
3-032		Brandon M.	Dodge	Opposed	Change in Use
3-032	It’s disappointing to think that anyone would be in favor of adding an industrial complex to such a quaint, rural town with homes literally feet from the already slight two-lane road. Not only would it negatively affect the property values but endanger the children and recreational bikers that frequent the picturesque roads in our area. There are many other uses for this facility that would add to the value and serenity of our charming little town. I vote no!	Mark	Engelskirch	Opposed	Change in Use
3-032	The original deed from the Armacost family conveying this property to the fire company in 1915 contains a restrictive covenant that states that the lot and right of way "shall never be used as a place of business other than that of a Fire Company or for a Public Hall," and it had been used that way ever since. Boring is still a quiet, rural community and an ideal place for the sort of development that (according to WYPR) Councilman Kach spoke of in the summer of 2018 prior to his re-election: “We need more recreational fields,” Kach said. “We also need a senior citizens center in Northern Baltimore County and a rec. Center.” https://www.wypr.org/post/kach-under-fire-he-runs-reelection-county-council There is currently a recreational field behind the fire hall, and a community center, which has already been suggested by Boring residents recently as an alternative to the proposed manufacturing usage, is very much like a "Public Hall." Heavy machinery and potentially a 40-foot ta	Michael	Cerri	Opposed	Change in Use
3-032	The last sentence of my husband's (Mike Cerri) comments was cut off, but here it is: Heavy machinery and potentially a 40-foot tall factory in front of the existing recreational field would be to the detriment of the community and the county and would contradict the stated intentions of our elected representative as reported by WYPR.	Judith	Campos	Opposed	Change in Use
3-032	Like so many others I strongly oppose rezoning of the Boring Fire Department property. Please see the attached presentation "The Case for Boring", a community opposed to the change of Boring Fire Department property zoning from RC-2 to ML. This was prepared on behalf of the Boring Community Association and to assist the County Council in realizing the large negative impact ML zoning on this property would have in this region. The presentation also includes copies of the community petition against the change, letters and other materials in support of the community's overwhelming opposition to the requested upzoning. Boring is a great little town and part of the critical Piney Run Rural Leagcy Area.	Kevin	Faison	Opposed	Change in Use
3-032	We should be doing everything possible to protect this region. Please vote NO on ML zoning. Thank you.	Renee	Faison	Opposed	Change in Use
3-032	Deeply opposed to ML zoning in Boring. Please vote no to this.				
3-032		Stephen	Blankenship	Opposed	Change in Use
3-032	Preserve the environment.	Joanne	Christian	Opposed	Change in Use
3-032		Tom	Mabe	Opposed	Change in Use
3-032		Karen	Hess	Opposed	Change in Use
3-032		Ronald	Atkins	Opposed	Change in Use
3-032	This proposed rezoning would disrupt a tight knit community. Additionally, it is a safety hazard due to the narrow twisty nature of Old Hanover Road, which is frequently used by the community for walking and is widely used by cyclists and cycling clubs. Truck traffic early in the morning and late in the evening would severely and adversely affect longtime residents. A business of this sort should be located on MD30 (Hanover Pike) which is designed for heavy truck traffic.	Nathan	Dunsmore	Opposed	Change in Use
3-032		Teresa	Thompson	Opposed	Change in Use
3-032	Please do not allow the rezoning.	Stuart	Garonzik	Opposed	Change in Use
3-032		Maria	Diamantopoul	Opposed	Change in Use
3-032		Michelle	Monroe	Opposed	Change in Use
3-032	I’m opposed to this zoning change. This road can’t handle any more traffic. This road is so narrow that you have to move over for any truck. The fire trucks have to drive in the middle of the road and so would any other trucks	Kathleen	Sauter	Opposed	Change in Use
3-032		Vincent	Palmiotto	Opposed	Change in Use

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3-032	Please review the pictures of the proposed new owners current business. It is an eyesore that does not belong in this beautiful community.	Barbara	Beal	Opposed	Change in Use
3-032	ML Zoning in this tiny rural town makes absolutely no sense and is in direct violation of the protection of this area due to its proximity to the Pretty Boy Watershed. The back of this property feeds a waterway that leads to Pretty Boy. There have been NO feasibility studies conducted to show the impacts on the environment, water, property values, damage to roads and infrastructures. Further, hundreds of neighbors in the area have spent hours working to fight against this zoning. In a community vote at a recent Hanover Road Association meeting, the vote was a UNANIMOUS "NO," with the exception of one man who was worried about what would happen to Bingo at the fire hall. Please hear us and DO NOT approve ML Zoning at the Boring Fire Hall. Thank you!	Kim	Piet	Opposed	Change in Use
3-032		Alex	Levering	Opposed	Change in Use
3-032	I am opposed to this change. As many others have stated, it is not in the best interest of our comunity or the environment. Please vote no to this change.	Amy	Goldberg	Opposed	Change in Use
3-032		Ruth	Elseroad	Opposed	Change in Use
3-032	Please don't destroy our beautiful small town America.	Kathi	Gittere	Opposed	Change in Use
3-032		Charles	Gittere	Opposed	Change in Use
3-032		Joseph	Beal	Opposed	Change in Use
3-032	Do not change our residential community to light industrial it will ruin our community lower property taxes and is dangerous to both pedestrians and cyclist.	Pamela	Carter Ledsom	Opposed	Change in Use
3-032		Gary	Young	Opposed	Change in Use
3-032		Claude	Rash	Opposed	Change in Use
3-032		Sandra	Uhler	Opposed	Change in Use
3-032		Margaret	Mays	Opposed	Change in Use
3-032	This property has been a community focal point for 100 years for community activity. Many events were sponsered and supported by the volunteer fire company. Other activities were independent and were welcomed without charge. There are community members who want to purchase the property to keep the location as a community center. The ML zoning will allow this idealic rural setting to become an eyesore instead of an attractive addition to the community. The majority of the area is farmland and most of that is registered in special environmental conservation covenants. Placing a parcel of ML in the center of this rural community, with narrow country roads would be a travesty and would be irresponsible of the zoning board to allow that.	Arthur David	Smith	Opposed	Change in Use
3-032		Mary	Galletti	Opposed	Change in Use
3-032	We are a small rural community. Having this proposed change approved would make things very difficult for those of us who live on Old Hanover Road. The traffic (and issues that would arise from this) would increase including at the end of Old Hanover near the Mt. Gilead Church. It is extremely difficult to turn left onto Hanover Pike from this point. We have a small farm on Old Hanover Road just up from the Boring Firehouse. To have this site turned into a manufacturing light area would destroy more than just a community center. It would be detrimental to our COMMUNITY! Please do not approve this change.	Kathy	Milby	Opposed	Change in Use
3-032		Lea	Edmunds	Opposed	Change in Use
3-032	the proposed change from rc-2 to ML is inappropriate and it is inexplicable why wade kach seeks to do it in the face the local community groups, the county planners and virtually all the residents of the town of boring. mr each suggests restrictive covenants. perhaps a more appropriate zoning change , such as BL-CR or RCC would be a better course...	ned	halle	Opposed	Change in Use
3-032		Jill	Blankenship	Opposed	Change in Use
3-032	I oppose 3-032 because I oppose the industrialization of a rural farm community. The company that wants to industrialize our small town opposed the concept of an industrial solar power farm in their view, and yet have zero regard for what the people of Boring do not want to look at. Their current shop site looks like a garbage dump with mud, trucks, crap piled up. That is what this company considers acceptable. They also declined to put their company on their own land because they "did not want to look at it". And yet, they think the people of Boring want to. Leave our small, delightful enchanting town alone!!	Janene	Gerling-Dunsr	Opposed	Development
3-032		Phyllis	Osborn	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032	This will destroy the town of Boring.	Marcia	Taylor	Opposed	Change in Use
3-032	The peace and tranquility of this farm community will be ruined forever if Councilman Wade Kach allows ML zoning for this property.	Hunter	Taylor	Opposed	Change in Use
3-032	Changing the nature of this area from agricultural to manufacturing is offensive and unnecessary. Rural conservation zoning is there to protect rural land for farming. The Boring VFD fire house was never supposed to be developed in the future.	Bryan	Maynard	Opposed	Change in Use
3-032		Melissa	Martin	Opposed	Change in Use
3-032		Mike	Martin	Opposed	Change in Use
3-032		Barbara	McLaughlin	Opposed	Change in Use
3-032		Bruce	McLaughlin	Opposed	Change in Use
	I am opposed to the fire hall changing to ML Zoning because of it’s potential environmental impact. The fire department abuts a sensitive stream head and the runoff feeds into the McGill run. This stream cannot tolerate pollutants and run-off from the proposed DSM Contracting site. The pollution and runoff typical of ML business activities is inconsistent with state and county stream and environmental efforts. Boring resides within the Piney Run Rural Legacy Area. Preservation of this area has been a top priority for both the State of Maryland and Baltimore County. This protected land also protects the Baltimore water supply. This land is underdeveloped for a reason! Manufacturing Light (ML) Zoning within the Piney Run Rural Legacy Area is inappropriate and contrary to the goals of the important and highly successful Maryland Rural legacy Program. Please see slides #5-6-7-8-9 of our “Case for Boring” slides that are in your file. Thank you!				
3-032		Megan	Carlson	Opposed	Change in Use
	I am writing to express my family's opposition to the proposed zoning changes of CZMP Issue #3-032, regarding the Boring Fire Hall Property. I am profoundly concerned that changing the zoning of the property to ML is inappropriate. It is inconsistent with the rural and neighborhood feel of the area, and would negatively impact property values, discourage new young families, and potentially endanger current residents' use of our roads for walking, running, cycling and horseback riding. We spent 7 years in Baltimore City, the last 3 in Greek Town directly next to a salvage yard and abandoned industrial brown sites. My wife gardened on our porch, and I walked the dog to the closest grassy patch. We worked and got our finances together so that we could move out into rural Baltimore County to grow our garden and eventually our family in a peaceful, safe and natural environment. We planned to fix up the house and stay for decades. We found the 2-hours of Boring Post Office service and the train twice per day charming. We put significant investment into our home, personally renovating over 1000 square feet of flooring and baseboard trim, refinishing plaster, painting 6 rooms, and cleaning the yard and installing a big garden. In our first month in the house, I helped corral about 10 loose goats wandering down Old Hanover Road at 9AM. In short, this place was exactly what we were looking for. Since we've been here, we've noticed at least 5 other young couples moving in to the area and fixing up their respective properties. People want to live here, and people are hoping to raise their families here. This is the type of community investment the county should be supporting - happy, successful families and growing property values will only add value to the area. We feel that the proposed re-zoning of the Boring Fire Hall to ML is completely inconsistent with the rural character of our area, and we are confident that the vast majority of residents here would agree - indicated by the 160+ signature petition provided to Mr. Kach's office. We are here because we like our small-town, rural and agricultural area. We enjoy seeing horseback riders walk the roads, seeing farm machinery work the fields, and watching the neighbor's corn grow. While we absolutely support the brave members of the Upperco Fire Department, we are confident there exists a compatible and mutually satisfactory use for this property without dramatic up-zoning to industrial usage in the center of our historic little town. Please recommend AGAINST rezoning the Boring Firehall Property to ML, to prevent inappropriate industrialization of our charming and revitalizing town. Thank you for your consideration.				
3-032		Josh	Griffin	Opposed	Change in Use
	This is perhaps the most controversial issue in the third district. The Arcadia and Boring fire departments "have merged and a new Upperco VFD will be relocated to a new facility on Rt. 30. The Boring VFD property is about to be sold, and an upzoning has-been filed. The requested zone, Manufacturing- Light (ML) is a very intensive zone with many allowed.				
3-032	uses that would not be compatible with the rural village or surrounding agriculturally zoned properties.	Teresa	Moore	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032	<p>the new plan some of the area for the stormwater management and environmental improvements maybe in a section that is in "Land Preservation Program". I would like to schedule a meeting with the Agricultural Board.</p> <p>I also want to express my objection and disbelief to the current proposed sale for the Boring Fire Department Property and then for the way Baltimore County was used in requesting a zoning change f rom RC-2 to Business Major for that property. This transaction has been arranged in a very unprofessional manner. It has sparked a fire in the emotions of the people in the Boring Community. The proposed buyer of the Boring Fire Department is the current President of the Hanover Road Association and many are questioning the process in which this all took place.</p> <p>How can the newly formed Upperco Volunteer Fire Depaitment that is supported by tax payer dollars and donations from the community have the ability to sell the Boring Fire Hall property in such an unbusinesslike manner is beyond reasoning. No appraisal to be reviewed f rom a legitimate appraisal company, no notification to the community or any to other potential buyers, then for the Fire Department President to not have the courtesy to return calls to interested purchasers back as early as July is inexcusable arrogance. Several interested buyers were stonewalled while a questionable deal was being made with one party.</p> <p>Yesterday (2/13/20) a second zoning meeting was scheduled. Then on shott notice the (Hanover Road Association) canceled the scheduled CZMP meeting. The sign about the meeting posted out in f ront of the Boring Fire Department Hall along the road stayed up until shortly before the scheduled meeting time. Then the Upperco Fire Department a1Tived with the Baltimore County Police and blocked off the Fire Depattment entrance. BUT THE PEOPLE CAME BY THE HUNDREDS, PARKING at the POST OFFICE, along the roads, and in corn fields and gathered at the Boring Post Office on a cold dark evening to sign petitions of objection to the sale and zoning change. Now the voice of the people in the new Boring Community Group need to be heard.</p> <p>The people ask reasonable questions and get conflicting answers if any at all. Since Volunteer Fire Companies are funded by Government Agencies with Tax Payer Dollars the people want an investigation from The States Attorneys Office or the Baltimore County Department of Law. It appears there are people willing to buy the prope1ty and want to see it used in a way that it will bring people together and not as an Excavation Contractors Shop and Equipment Storage Yard.</p> <p>Wallie, things have changed! I was President of the Hanover Road Association for about eight years with Bob Slaterbeck as my Vice President. We visited and promoted Land Preservation Programs and during that time the farms of Boring, Bosley, Elseroad, Epoch Farm and Shafers, most likely 1,000+ acres went into preservation. We secured several covenant agreements that have remained after enduring the tests ohime. We relocated a BGE Substation from the Wmthington Valley to an area along the Hanover Pike that benefited our community in two ways. It stopped the wondering eyes that were looking at the property for future commercial use and it allowed us to protect 130 acres of the 160 acres BGE purchased with a covenant agreement. It was a meeting here at our farm with the five property owners and six representatives from BGE. A meeting over coffee and cherry pie for sh01tly over an hour and the agreements were made benefiting all parties and the community.</p> <p>I am a farmer and love the land, growing crops, smelling the fresh soil at planting time. I believe our climate is changing and we as a society will continue the course of disbelief and just complaining (or working on sustainability after the change) rather than taking necessaiy actions now, to be proactive in our effo1ts of slowing the climate changes that in the future will be disruptive to all our lives. I am !tying to rent 12 acres for a solar project, I have spoken at dozens of public hearings, including the Planning Board, the County Council and we have had two hearings lasting over four days and spoken openly about our goals and intentions. My land rental that allows for solar panels on the land is only borrowing</p>	Glenn	Elseroad	Opposed	Change in Use
	<p>As has been related to you, this past Thursday, February 13, when the Hanover Road Association unexpectedly cancelled that evening's Membership Meeting at which the RC2-to-ML zoning proposal would have been voted up or down by the HRA membership, more than 160 neighbors nevertheless showed up.</p> <p>As you experienced at the Hanover Road Association meeting on January 30, many of the fire hall's neighbors are distraught by the proposal that the reorganized fire department would sell the property to two of the Hanover Road Association's directors (including its President) for its transformation into a construction company facility.</p> <p>On the evening of February 13, the neighbors banded together and signed the attached Petition opposing any ML zoning of the Boring VFD fire hall. I cannot speak to how many of the signatories are or are not "paid" HRA members, but - by my count- all but two or three live within the HRA's boundaries. In all, 162 residents of your district, signing this Petition.</p> <p>Imaginations can run wild about what a new construction facility might look like in the village center of Boring, but attached - FYI - are photos of the facility now in use by the contract purchasers. These photos show, we are told, the operation that would be moved to Boring. Perhaps the purchaser could put a pretty fence around the building, the parking lot, and the adjacent fields and woods, but ML zoning would be a dramatic change in this rural area, no matter what lipstick is put on the pig.</p> <p>The Hanover Road Association-proposed covenants prohibiting many permitted "ML" uses would provide no comfort because the Hanover Road Association would retain the right to negotiate changes in the future.</p>				
3-032	<p>We look forward to seeing you at the next Hanover Road Association meeting. You'll have a crowd.</p>	William	Carlson	Opposed	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-032	It is my understanding the Santo Mirabile, the President of the Hanover Road Association has a contract to purchase the Boring Fire Department to move his business from 1417 Shoemaker Road to Boring Md. Councilman Wade Kach is pursuing a zoning change from RC-2 to ML. Please know that ML zoning in the small town of Boring would be very inappropriate, as well as detrimental to the entire area. The property received a special exception for use as a Fire Department which is beneficial to the community. To re-zone this property to ML will only benefit the Mirabile's, and will create an eyesore for everyone else in the area. Not only that, there would be a substantial increase in heavy trucks and equipment maneuvering the narrow local rural 30 MPH roads. This will be a safety hazard for everyone living in the area, as well as the many bicyclist and runners. There are appropriate areas for this type of zoning; however the Town of Boring is not one of them. I understand that Councilman Wade Kach is trying to financially help the Upperco Fire Department to increase the value of their property; however destroying this area forever going forward is not worth that price. Below is the mission statement for the Hanover Road Association of which Santo Mirabili is President. Seems like a conflict of interest to me. There could be many appropriate uses for this property; however this deal with Santo Mirabile and the Fire Department is being done very quietly w/ no community input. The property has never been offered to the public, and the Fire Department has never pursued alternative uses that would be beneficial to the entire community. I have attached a photo of the Mirabile's current business location, which will be moved to Boring, something the entire community will be dealing with going forward if the Boring Fire Department is re-zoned to ML.	James	Blum	Opposed	Change in Use
3-032	The applicant is the County Council. The property consists of 3.93 acres. About one-half of the land of the Boring Fire Hall would be converted from RC2 to ML. The County forced Boring and Upperco fire companies to merge under the name of Upperco Fire Co. The merged companies plan to ultimately build a new building on Route 30 at Fringer Road. The County will contribute about \$3M for the new building, but expects the excess Boring site to be sold to support the building of the new fire station. The president of the Hanover Road Association has purchased the Boring site pending a change in zoning to ML. Councilman Wade Kach has requested the Hanover Road Association to establish a covenant agreement to limit uses under the ML zone, which allows over 190 different manufacturing functions.	Mark	Stewart	Opposed	Change in Use
3-032	Petition received opposing the zoning change. Petition consist of 162 with names addressed, phone numbers and email addresses	PETITION		Opposed	Change in Use
3-032	Below are the recommendations of the Hanover Road Association (HRA) on the CZMP2020 issues assigned to the HRA. A vote by over 200 HRA and Boring community members resulted in overwhelming approval for the following recommendations:	Patty	Fallon	Opposed	
3-032	Oppose the request as [the property] is in sensitive watershed land. Piecemeal rezoning is not the way to achieve and maintain smart growth. We need open space now more than ever.	Deirdre	Smith	Opposed	Environmental/Health Concerns
3-032	It is my understanding the Santo Mirabile, the President of the Hanover Road Association has a contract to purchase the Boring Fire Department to move his business, DSM Contracting from 1417 Shoemaker Road to Boring Md. Anyone who takes a look at the Mirabile's property would understand why the residents of the Boring Md. area don't want that type of use in their community. Councilman Wade Kach is pursuing a zoning change from RC-2 to ML. Please know that ML zoning in the small town of Boring would be very inappropriate, as well as detrimental to the entire area. The Boring Fire Department Property received a special exception for use as a Fire Department which was beneficial to the community. To re-zone this property to ML will only benefit the Mirabile's, and would create an eyesore, safety hazards, noise pollution, and be a negative for everyone else in the area. There are appropriate areas for this type of zoning; however the Town of Boring is not one of them. I understand that Councilman Wade Kach is trying to financially help the Upperco Fire Department to increase the value of their property; however destroying this area forever going forward is not worth that price. There could be many appropriate uses tor this property: however this deal with Santo Mirabile and the Fire Department was done very quietly w/ no community input. The property has never been ottered to the public, and the Fire Department has never pursued alternative uses that would be beneficial to the entire community. Please know that the entire Boring Community is opposed to ML Zoning on the Boring Fire Department Property, and a vote was taken at the March 3rd Hanover Road Association meeting whereby the membership overwhelmingly voted against re-zoning the Boring Fire Department Property to ML.	James	Blum	Opposed	Development
3-032	the requested change to upzone the former Boring Volunteer Fire Department from RC2 to ML would be inconsistent with the Baltimore County Master Plan. There is no ML in the vicinity, and this zone is far too intensive for this rural community. The property should remain RC2 as the Planning Staff recommends. There are many suitable uses allowed by right or special exception in the RC2 zone	Doug	Carroll	Opposed	Change in Use
3-032	oppose change from RC2 (3.93) to ML (3.93). The Boring Fire Department is relocating to Upperco. The present Fire Department site should not be up zoned to ML (Manufacturing Light), which is a very intensive zone with many allowed uses that would not be compatible with the rural village or surrounding agriculturally zoned properties	Penelope	Scott	Opposed	Change in Use
3-032	the requested change to upzone the former Boring Volunteer Fire Department from RC2 to ML would be inconsistent with the Baltimore County Master Plan. There is no ML in the vicinity, and this zone is far too intensive for this rural community. The property should remain RC2 as the Planning Staff recommends. There are many suitable uses allowed by right or special exception in the RC2 zone.	Elizabeth	Wilmerding	Opposed	Change in Use
3-032	To allow ML on this country road is asking for a disaster. The road isn't made for heavy trucks . There is going to be major problems with these trucks trying to enter and exit Route 30 in rush hour traffic. We have already had 2 people killed in that area within the recent past.	Carol	Isaac	Opposed	Traffic/Safety
3-033		Gary	Monroe	Opposed	Change in Use
3-034	Support the request. There is simply not enough room for two drive throughs.	Chad	McKee	In Favor Of	Development
3-034	I endorse whatever zoning is appropriate to prohibit two fast food establishments with drive thru access being placed on this property. I support Councilman Kach's move to change zoning in support of the community's opposition to this proposed development.	Richard	Ellerkmann	In Favor Of	Development
3-034		Long	Clark	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-034	no needed in this community.	Aldo	Asseo	In Favor Of	Development
3-034		Donald	Gertz	Opposed	Development
3-034	<p>This letter is in regard to my concern of the extensive improvements planned for the property at 14226 Jarrettsville Pike located on the East side of Route 146 (Jarrettsville Pike) which is South of the intersection of Papermill Road & Sweet Air Road. This is a two lane road and a very conjested traffic area, particularly during rush hours. The proposed development plan calls for additional roads through the property to accommodate two fast food businesses which will block traffic on both Jarrettsville Pike and Sweet Air Roads. Traffic congestion is currently a problem and causes long delays with the restricted road pattern that exists. With the delays caused by fast food businesses, traffic will become much worse. Water, too, is a continuing concern in the Jacksonville area. Restaurants use a great deal of water and although the proposed plan calls for wells, this will draw heavily on the water table and cause a hardship on existing wells in the area. Septic systems cause more problems, and since restaurants ·require large septic systems, the proposed plan cannot meet their needs. Zoning reglilations'require at least 100 feet from any well or septic which currently exist, which cannot be met within this property. As to the ground water from storms, the flow of this water currently causes a problem. The proposed plan will double the storm water output, and since the property is located at the top of a hill, this causes all of the water to overload the storm drain, a problem especially in the winter.</p>	Maria	Ipoutcha	Opposed	Development
3-034	<p>I am not opposed to an owner trying to utilize the most with their property, but the community must be considered.</p>	Ed	Tillman	Opposed	Traffic/Safety
3-034	<p>• Property is zoned BL CR and in very poor condition with abandoned barns and trailers</p> <p>• Developer is under contract and has spent considerable time and money processing a plan to develop a Starbucks on the property</p> <p>• Developer has completed preliminary test pits and design calculations providing favorable results related to groundwater use and recharge and will continue to work with BCDEPS to satisfy all requirements for well and septic design and construction.</p> <p>• Developer completed a traffic study and continues to work with Maryland SHA to obtain final approvals for access. Studies have not shown any negative impact on the level of traffic in and around the property.</p> <p>• The property was put in for downzoning to RCC, which would kill this project and any future redevelopment due to the limitations on uses and impervious surface permitted</p> <p>• Developer has met with the community several times and is willing to record a covenant agreement that would address community concerns and let the property be developed in a manner that serves the surrounding area</p>	Adam	Rosenblatt	Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-035	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	In Favor Of	Development
3-036	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	In Favor Of	Development
3-036	Against development on Catholic Charties property in Timonium	Susan	Anderson	In Favor Of	Development
3-036	Against development on Catholic Charties property in Timonium	Julie	Hudson	In Favor Of	Development
3-036	<p>! am totally against the proposed building plans of Kimco and Catholic Charities in the Timonium area. We have Spent the last 20 years keeping our neighborhood desirable,safe and keep our Property values up as we pay a large amount of taxes in Baltimore County as is.The area is Overcrowded now . Please think about the people who voted for you who live here</p>	Vincent	Sisk	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-036	My name is Laura Brown. I live with my family in the Springlake Community in Lutherville-Timonium and I am grossly concerned about the duplex housing proposal (#3-036) off of Pot Spring Road. This area is growing way to fast and the traffic, environmental, infrastructure, -and schools cannot keep up with the growth. Adding 40+ duplex homes and 35+ single homes will put a huge strain on the community.				
	There are already studies showing the ridiculous amounts of traffic just on Girdwood Road alone. I've lived in this community for almost three years and personally seen a huge increase in traffic on York, Chantrey, Eastridge, Fallsbrook, etc - these are all roads the new homeowners will use daily. The environmental and infrastructure concerns are well documented with flooding, every sink hole, water main brake, pot holes, etc. Do we want to be the next Ellicott City? The water needs a place to be absorbed and flow safely. Cutting more trees and more cement and buildings is not the answer. And, last but not least, the schools and teachers cannot handle more students. My son is at Ridgely Middle School where the teachers and students do not have proper space to learn. They do their best, but placing more students in the system will fail our teachers and students. I support Wade Kach's proposal.				
3-036	Please listen to the community's concerns.	Laura	Brown	In Favor Of	Development
3-036	I'm writing to express my extreme concern with the proposed high density development by KIMCO properties and Catholic Charities as referenced above.				
	I live in the Springlake community and would be directly impacted by these 2 proposals. Each of which would have a significant negative impact on the infrastructure and quality of life in my and surrounding communities.				
3-036	These proposals would have significant negative impact on an already strained infrastructure such as traffic load & traffic safety, road quality/maintenance, the educational support system to include over-crowding capacity and building and environmental / preservation of green space ... not to mention a the potential impact on a public safety resources and a rising crime problem in the area.				
	While I object to both proposals I expect that impact studies be done to evaluate these proposals would prove my points.				
3-036	Such as:				
	Traffic/ traffic safety - which is already a significant problem in my direct community of Springlake (2 deaths and multiple serious injuries and property damage in recent years).				
3-036	Both of the proposals boarder my community as well as others. Also, I suggest you travel York Rd on the weekends or at the rush hours - already unsafe and well over capacity.				
	Educational infrastructure - The school systems (primary, middle and high) are already over capacity and the existing high school has very serious structural and safety deficiencies.				
3-036	Increasing the student population further degrades the ability to provide a safe place for quality education in a positive learning environment.				
	Environmental impact/ Green space - There is a general lack of green space in the area. Additionally, the impact on noise, pollution, public systems such as water and sewer etc are all a concern.				
3-036	There is no need for this type of high density development in the area .. in fact people, public and private partnerships should be exploring ways to mitigate the issues surrounding high density that currently exist in these proposed locations and surrounding communities.	Tony	Valeri	In Favor Of	Development
3-039	preserve natural environment	Joanne	Christian	In Favor of	Environmental/Health Concerns
3-040		Joanne	Christian	Opposed	Development
3-041	Save the Enviornment. No development.	margaret	Curtis	In Favor Of	Development
3-041		Joanne	Christian	In Favor of	Environmental/Health Concerns
3-042	Proposed use: The Property is proposed to be utilized for a solar facility and is pending an appeal of the underlying zoning approval (special exception) in the Circuit Court of Baltimore County. The proposed solar facility is designed to capture energy from the sun and feed directly into the power grid maintained by BGE. The solar facility will generate under two megawatts of renewable electricity per year.				
	Justification Against Zoning Change: Like other properties in the 3rd district which are proposed for solar projects, the Council (Wade Kach) has nominated this Property for a zoning change to a classification (RC 50) which is inconsistent with the surrounding area and does not permit solar facilities. The requested RC 50 zone is a Critical Area zone designation and reserved for properties within the Chesapeake Critical Area; the Property is in northern Baltimore County miles away from the Critical Area. The zoning issue was presented only to prohibit this approved land use. Solar energy is a renewable energy source, whose development use is encouraged by the State of Maryland and permitted by Baltimore County. The solar facility project on the Property is enrolled in the Community Solar Energy Pilot program established pursuant to legislation enacted by the State (See Annotated Code of Maryland, Public Utilities Article, Sec. 7-306.2). This program encourages the development of solar energy facilities to be utilized as an alternative to the use of fossil fuels and is to comprise 25% of the State's energy use by 2021. The solar facility developer and Property owner have invested significant time/effort and financial resources and request that the Planning Board respect the zoning process which is presently pending in Circuit Court. The classification proposed, if adopted, is likely illegal and contrary to the Master Plan and BCZR.				
3-042	THE PROPERTY OWNER REQUESTS THAT THE RECOMMENDATION OF THE STAFF BE ADOPTED BY THE PLANNING BOARD.	Lawrence	Schmidt	In Favor Of	Development
3-042	The property owner requests that the recommendation of the staff be adopted by the Planning Board.	Holly Springs N	Wildlife Sancti	Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-042	<p>Please accept this letter as our written opposition to the proposed change set forth above. The apparent sole purpose of this requested change is to stop the proposed solar farm on the site. RC 50 zoning should be rejected for the reasons set forth below.</p> <p>The solar project has complied with the law and is permitted by the current zoning. The proposed rezoning is an attempt to circumvent an otherwise legal project for which sizable funds have already been spent, An attempt to stop it in the middle of the process amounts to an unfair taking and a diminution of the property value for which we paid. Simply put, it is pulling the rug out from under us.</p> <p>The current zoning should remain because it is consistent with current comprehensive zoning, and no substantial change in the character of the neighborhood has taken place since the last comprehensive process. RC 50 is intended for the critical area close to the Chesapeake Bay, This property is nowhere near the Chesapeake Bay, and such zoning is inconsistent with the surrounding area and the comprehensive zoning. It is a prohibitive spot zoning. More appropriate environmental regulations already exist within the current zoning which are consistent with the surrounding area.</p> <p>RC 50 should also be rejected since it would amount to an imposition of additional limitations on the property which are also inconsistent with the surrounding area and the comprehensive zoning process.</p>	Mary	Zodhiates	Opposed	Development
3-042	<p>Please accept this letter as our written opposition to the proposed change set forth above. The apparent sole purpose of this requested change is to stop the proposed solar farm on the site. We are in support of the solar farm and are the closest and largest neighoring landowner. RC 50 zoning should be rejected for the reasons set forth below.</p> <p>The solar project has complied with the law and is permitted within the current zoning. The proposed rezoning Is an attempt to circumvent an otherwise legal project in which sizable funds have already been spent. An attempt to stop it in the middle of the process amounts to an unfair taking and a diminution of property value.</p> <p>The current zoning should remain because it is consistent with the current comprehensive zoning, and no substantial change in the character of the neighborhood has taken place since the last comprehensive process. RC 50 is intended for the critical area close to the Chesapeake Bay. This property is nowhere near the Chesapeake Bay, and such zoning is inconsistent with the surrounding area and the comprehensive zoning. It is a prohibitive spot zoning. More appropriate environmental regulations already exist within the current zoning which are consistent with the surrounding area.</p> <p>RC 50 should also be rejected since it would amount to an imposition of limitations on the property which are also inconsistent with the surrounding area and the comprehensive zoning.</p>	Richard	Ciman	Opposed	Development
3-043	retail business in residential area on a two lane highway will increase traffic to our street	Kimberley	Katz	Opposed	Traffic/Safety
3-044	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	In Favor Of	School Capacity
3-044	<p>Padonia, Beaver Dam and Deerco Roads have existing issues with traffic. Bringing in two more commercial buildings as well as residential property adds to school overcrowding, infrastructure issues such as gridlocked roads, emergency vehicle access, as well as decreasing green space to 1/3 acre is ludicrous. In addition there will be traffic issues with the already approved Kaiser Permanete's presence on Deerco Road. Again no new construction until a comprehensive traffic plan has been constructed in the area. No sense building if the roads cannot handle the excess coming.</p>	Mary	Vincent	Opposed	Traffic/Safety

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-044	in solidarity: maintain livability	Joanne	Christian	Opposed	Development
3-047	received the letter regarding Comprehensive Zoning Map Process issue 3-047. After speaking with you and researching the zoning request, I fully support the proposal to designate the wooded, undeveloped land across from my house a neighborhood common area. Prohibiting this land from development will benefit not only the aesthetics of the neighborhood, but also the wildlife and other environmental factors. I appreciate being made aware of this zoning request and the opportunity to express my opinion before a final decision is made in September.	Amy	Minor	In Favor Of	Open Space
3-051	The Goal of this zonign change is to protect the watershed from environmentally adverse development	Mark	Stewart	In Favor Of	Development
3-051	Recommendation from Hanover Road Association	Patty	Fallon	In Favor Of	Development
3-051	No Solar Farms in our community	Kathleen	Sauter	In Favor of	Development
3-051		Jennifer	Schneider	In Favor of	Development
3-051	We support the zoning change from RC2 to RC50. We are concerned about the impact on the quality of our neighborhood, the value, and marketability of our nearby homes, damage to the landscape and the implications for nature conservation.	David	Schneider	In Favor of	Development
3-051		Carol	Isaac	In Favor of	Development
3-051		Joanne	Christian	In Favor of	Development
3-051	Renewable energy is needed for everyone.	Jack	Copus	Opposed	Development
3-051	This zoning change is spurious and outside of the spirit of the RC-2 regulations, which per County guidelines, are meant to “prevent urban use of rural land” (buildings, parking lots, etc). This change would rob a farmer of stable long-term income in a time of tremendous economic uncertainty. Contradictory to public belief, County regulations provide for landscape screening, stormwater management, and addressing public comments/concerns.	Mike	Sloan	Opposed	Development
3-051	The Property Owner requests that the recommendation of the Planning Staff be adopted.	Woodensburg	Cattle Compar	Opposed	Development
3-051	Per the Staff comments, the RC-50 zone is Chesapeake Bay Critical Area. This property clearly does not meet the requirements of that zone, being miles from the bay and its tributaries. I support Community Solar in Baltimore County and think rezoning attempts of this nature are unfair and should not be permitted.	Adria	Weber	Opposed	Development
3-051	The staff has show that they are not in favor of the rezoning, how does this parcel qualify for RC-50 it is no where near the Bay or a tributary	Bruce	Wilson	Opposed	Development
3-051		Joshua	Noppenberger	Opposed	Development
3-051	Solar panels decrease the use of fossil fuels, they increase the tax revenue for Baltimore County no impact on roads or schools.	Carroll	Sauter	Opposed	Development
3-051	no negative effect on the environment, schools, traffic . decreases our reliance on fossil, fuels. reduces the CO2 emissions.	Joan	stephens	Opposed	Development
3-051	Solar farms will help the environment and keep housing developments out of the rural area.	Marie	Sauter	Opposed	Development
3-051		megan	linsenmeyer	Opposed	Development
3-051	This is just wrong. MD needs more solar.	Bill	Lenskold	Opposed	Development
3-051	Opposed.	Casey	Noppenberger	Opposed	Development
3-051	I am a farmer, landowner and a believer in solar energy. I oppose this bill.	Glenn	Elseroad	Opposed	Development
3-051	I am Opposed to this property putting Solar on its land. the owner should have a right to increase his value and long term income for the farm. Solar will help feed the grid that helps the state long term	Green Meadow:	Meassick	Opposed	Development
3-051	Not fair business practice	Eric	Bennett	Opposed	Development
3-051	I would like to see this Issue defeated. This is an unfair restraint of trade.	Jim	Oremland	Opposed	Development
3-051	I found this extremely unfair!!!	Glenn	Schmidt	Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-051	Proposed Use: The Property is proposed to be utilized for a solar facility and received zoning approval (special exception) by the Baltimore County Board of Appeals on 12/19/19. The solar facility is designed to capture energy from the sun and feed directly into the power grid maintained by BGE. The solar facility will generate under two megawatts of renewable electricity per year.	Larry	Schmidt	Opposed	Development
	Justification Against Zoning Change: In an attempt to prevent the solar facility, the Protestants in the zoning case apparently persuaded the County Council (Wade Kach) to request a downzoning of the Property to a zone (RC 50) which is inconsistent with the surrounding area and does not permit solar facilities. The requested RC 50 zone is a Critical Area zone designation and reserved for properties within the Chesapeake Critical Area. The Property is in northern Baltimore County well outside the Critical Area. Solar energy is a renewable energy source, whose development use is encouraged by the State of Maryland. The solar facility project on the Property is enrolled in the Community Solar Energy Pilot program established pursuant to legislation enacted by the State (See Annotated Code of Maryland, Public Utilities Article, Sec. 7-306.2). This program encourages the development of solar energy facilities to be utilized as an alternative to the use of fossil fuels and is to comprise 25% of the State’s energy use by 2021. The Property owner requests that the Planning Board respect the zoning process which had resulted in approvals issued by both the Administrative Law Judge and Board of Appeals. The solar facility developer and Property owner have invested significant time/effort and financial resources and request that the Planning Board respect the zoning process which is presently pending in Circuit Court. The classification proposed, if adopted, is likely illegal and contrary to the Master Plan and BCZR.				
3-052	I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino· effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.	Eric	Rockel	In Favor Of	School Capacity
	Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial prope1ties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our school ls are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052. In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.				
3-054	I am writing in regard to the proposed re-zoning of property which is adjacent to my property; 12 Tottenham Court Baltimore, Md. 21234. This proposed rezoning is listed under 2020 CZMP 3-054. Regrettably, I will be unable to attend the public hearing on this matter, as I will be out of town. First, this is a small parcel of land that separates apartments from residential homes. I have lived at this location since May of 1977, when the residential homes were first built. Throughout the last 44 years, there have been numerous problems emanating from these apartments, which were initially named "Revere Park Apartments". These problems have ranged from numerous loud parties and disturbances, to an actual Homicide. The small parcel of land that your council is considering to rezone, serves as· "A Necessary BUFFER" zone between the residential homes and apartments. It acts as a sound barrier from the noise and keeps foot traffic from the apartments into our yards at a minimum. In the past we have had issues with apartment residents coming through our yards and using them as a shortcut in their travels. In the process, they have caused damage and routinely discard trash. Any change to this small parcel of land would be a severe detriment to the adjoining residential homes and have a definite adverse effect to these residents. It is your duty and responsibility to protect the tax paying residents of Baltimore County from unnecessary rezoning that adversely impacts neighborhoods such as ours. I trust you will listen to local residents and hear our plea to preserve what we have left of our neighborhood. It is my understanding after speaking with personnel at Baltimore County Planning & Zoning, that the request to review this parcel _was made by The Carney Improvement Association and with the recommendation to Preserve" the parcel. Please consider this letter as my Vote to PRESERVE the parcel and make no future changes to it. I would vote AGAINST, my recommendation to change the parcel in ANY manner.	Michael	Ey	In Favor Of	Open Space

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial properties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our schools are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	In Favor Of	Development
3-056					
3-059	want to stop the proposed solar project.	Sandra & Rona	Grey	In Favor Of	Development
3-059	Oppose and I vote. The request for zoning change is inconsistent with the Baltimore County Master Plan 2020, surrounding zoning and land uses	Chad	McKee	Opposed	Development
3-059		Greg	Foertsch	Opposed	Development
	<p>We are in support of the 2020 CZMP zoning change from RC2 to RCS0 for the 15009 Hanover Pike, Upperco, Maryland. We would like to persevere the value and marketability of our homes, prevent damage to the landscape, reserve nature conservation.</p> <p>We are vehemently opposed to the solar farm planned for this area. We are concerned about the harmful radiation that is emitted from solar farms. The panels are known to emit electromagnetic radiation EMR and electromagnetic fields EMF. Many solar panels contain chemicals which could cause damage to the local environment and possibly public health.</p> <p>We are concerned with the chemicals found in solar panels. There is significant research that identifies the toxic chemicals found inside solar panels. Forbes magazine published an article entitled "If solar panels are so clean, why do they produce so much toxic waste?" Arsenic, cadmium telluride, hexafluoroethane, lead, and polyvinyl fluoride could cause untold devastation should they leach into the water supply.</p> <p>The homes in the area are on independent wells for water, and we do not want our water to become contaminated with toxic chemicals found in solar panels.</p> <p>What about our homes and our gardens that we use to feed our families? How will we grow food for our families near a solar farm that is generating harmful radiation and toxic chemicals? What is the environmental impact on our water supply and animals that live in this area?</p>	Wayne	Sauter	In Favor Of	Development
3-060					
	<p>We are opposed to the use of the land on 15009 Hanover Pike for a solar farm. We support the zoning change from RC2 to RC50. We are concerned about the impact on the quality of our neighborhood, the value, and marketability of our nearby homes, damage to the landscape and the implications for nature conservation.</p> <p>We live in this area because of its rural and agricultural character and history. The installation of a solar farm would significantly decrease the value and marketability of our homes. Fields are for growing crops and or grazing animals, not for building solar panels.</p> <p>The resourcing of green power should not be on green farmable fields. Green energy is supposed to preserve valuable countryside and ecological balances, not scar the community with unsightly solar panels, generators and large fences. A solar farm in our community would ensue soil erosion, unsightly equipment, threaten our wildlife and ruin the wetlands.</p> <p>The proposed property is home to wetlands, natural springs, and several species of animals. This area is also home to significant migratory and nesting areas for many species of birds including owls, hawks, woodpeckers, and bald eagles.</p> <p>The field and adjacent properties are homes to deer, fox, raccoons, and several other species. Please reference the many credible scientific studies that verifies the negative environmental impact of solar farms including the Electric Power Research Institute and the International Renewable Energy Agency.</p> <p>These are all excellent reasons for preserving the current agriculture land and supporting the zoning change from RC2 to RC50 and preventing the proposed solar farms at 15009 Hanover Pike, Upperco, MD 21155.</p>		Schneider	In Favor Of	Development
3-060					

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-060	The Goal of this zonign change is to protect the watershed from environmentally adverse development	Mark	Stewart	In Favor Of	Development
3-060	Recommendation from Hanover Road Association	Patty	Fallon	In Favor Of	Development
3-060	We want the zoning R 50 we do not want the solar Farm to be approved. It would destroy our environment and all of the wildlife and birds that live there. The eagles are there the turtles. Not to mention our property values.	Kathleen	Sauter	In Favor of	Development
3-060	I’m in favor of changing this property to R50 to keep it the way it is now not to have it destroyed by a solar farm.	Wayne	Sauter	In Favor of	Development
3-060		Jennifer	Schneider	In Favor of	Development
3-060	We support the zoning change from RC2 to RC50. We are concerned about the impact on the quality of our neighborhood, the value, and marketability of our nearby homes, damage to the landscape and the implications for nature conservation.	David	Schneider	In Favor of	Development
3-060	Preserve the natural resources	Joanne	Christian	In Favor of	Environmental/Health Concerns
3-060		Carol	Isaac	In Favor Of	Development
3-062	I support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020 which is consistent with the County Master Plan 2020. I am in favor of Wade Kach's zoning proposal to limit development in this area for the following reasons: 1) To preserve the Kelly Run Stream restoration project and its Green Space designation; 2) To prevent further overcrowding of local schools within this district; 3) To maintain Open Space as well as the Scenic Highway designation of Dulaney Valley Rd corridor and northern portion of Pot Spring Rd; 4) To minimize development in Lanahan Meadows which is within the Loch Raven Resorce Conservation Area; 5) To mitigate the impact of increased traffic at already dangerous (D Level) intersections on Dulaney Valley Rd.	Richard	Ellerkmann	In Faver Of	Traffic/Safety
3-062	I support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020 which is consistent with the County Master Plan 2020. Downzoing this issue will minimize development and help to preserve the rural character of the Dulaney Valley Corridor and adjacent watershed, minimize traffic congestion at already dangerous intersections, prevent further overcrowding of local schools within this district and maintain Open Space which is rapidly disappearing in Baltimore County.	Ariane	Cometa	In Faver Of	Traffic/Safety
3-062	rom: Tony Valeri 2513 Downshire Ct, Lutherville-Timonium, MD 21093 (Springlake Community) Mobil phone - 443.848.3940 email: tonyvaleri831@gmail.com Issue #1 - CC Duplex housing off of Pot Spring Rd - reference # 3-036 Issue #2 - KIMCO Apartments - reference # 3-027 I'm writing to express my extreme concern with the proposed high density development by KIMCO properties and Catholic Charities as referenced above. I live in the Springlake community and would be directly impacted by these 2 proposals. Each of which would have a significant negative impact on the infrastructure and quality of life in my and surrounding communities. These proposals would have significant negative impact on an already strained infrastructure such as traffic load & traffic safety, road quality/maintenance, the educational support system to include over-crowding capacity and building and environmental / preservation of green space ... not to mention a the potential impact on a public saf	Anthony	Valeri	In Favor Of	Development
3-062	I am writing regarding these two proposed building projects in the Timonium area of Baltimore County. I am a Timonium resident and have concerns about both of these projects, which would directly affect me and those in my community. In both cases, adding any additional housing is irresponsible without addressing the dire need for updated infrastructure, especially roads and schools. Project #3-027 would add apartments to the Fairgrounds Shopping Center (with Giant and Staples). Recently, during normal rush hour, I have sat on Timonium Rd., trying to make my way through traffic to get across York Rd. (headed east) to get home. Traffic on this stretch of road is already congested and frustrating, especially adding in increased traffic in the area for Fairgrounds events or even added traffic from Off Track Betting. Now, KIMCO Properties is proposing adding dense housing right in this intersection while Baltimore County is doing nothing to address roads, which will only add to traffic woes. Similarly, project #3-062 which will add housing on Catholic Charities property between Dulaney Valley and Girdwood Roads will also add to traffic density. Less than two years ago, two pedestrians were killed along Girdwood Rd. while out for a morning walk. Since then, despite "traffic calming" efforts by the county, both the volume and speed of traffic continues to be problematic. In fact, residents on Girdwood Rd. have found tire marks on their front lawns. Had anyone been out front at the time, more people would have been injured or killed. Adding housing to this area without a comprehensive plan for roads will only add to the traffic problems in this area. In addition to traffic, schools in the area are already crowded and are projected to become even more crowded in the coming years. We must act NOW to control this problem before it's too late. Before adding ANY more housing in ANY way in the Timonium area, Baltimore County MUST be responsible and address all these infrastructure needs FIRST with input from the community members who will be affected by it all.	Brenda	Peiffer	In Favor Of	Traffic/Safety

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-062	<p>I am writing to express the sentiments of members of the Greater Timonium Community Council concerning the zoning changes in the Lutherville, Timonium and Cockeysville areas. The Greater Timonium Community Council is an umbrella group of individual community associations and homeowner/ condo owner associations that counts over forty associations as members. We are against the many attempts to rezone properties currently zoned as residential office and/or residentially zoned into commercial uses, such as BL, BR or BM. All these properties abut residential communities, and the conversion of these properties into a commercially zoned use would have a deleterious impact on the adjacent residential areas. For over thirty years the County has recognized that properties zoned residential office, (RO), provide a transition and buffer for the adjacent residential communities. In many planning documents the County has recognized that conserving these residential areas by not disturbing the residents with adjacent commercial uses is an important goal. To allow a proliferation of additional commercial uses could result in the adjacent residential neighbors being disturbed by increased traffic and parking congestion on streets adjacent to these commercial uses, greater proximity of buildings to adjacent residential lots and an increase in noise pollution and light pollution brought on by a commercial use. In addition, there will be increased pressure to re-zone residential properties to commercial uses in the future as a result of a domino effect. Therefore, we ask that you oppose Issues 3-003, -005, -006, -010, -012, -013 and-016. One property that we do not object to changing from R.O to B.L is issue 3-008, 2418 York Road, because adjacent properties are already zoned for commercial uses or will be developed for a non-residential use in the future.</p> <p>Another trend in this 2020 re-zoning cycle are many requests to grant the "CCC District designation", commercial community core, to many existing commercial properties or to re-zone other classifications to the CCC designation. The intent expressed by some owners for this conversion is to allow the construction of multi-family housing on those tracts. Our members soundly reject the presence of additional multi-family housing in the area. The congestion on the roadways in our area is already too great, and we do not want the additional traffic that apartments will generate. Additionally, our schools are either near capacity or over capacity, and additional apartments will make matters worse. The construction of the Avalon Bay at Hunt Valley apartments resulted in Mays Chapel E.S. going from under capacity to four percent over capacity, as just one example. Further, Ridgely Middle School and Towson High School are both over capacity at present, without the intrusion of additional apartments. Based upon these concerns we oppose issues 3-006, -020, -021, -023, -026 and-027. We also support the Councilman's efforts to remove the "CCC" designation in issues 3-044 and 3-052.</p> <p>In addition to the issues cited above we oppose the requested changes in issues 3-015, 3-022 and 3-025. We also support the Councilman's changes in issues 3-062, 3-056, 3-036 and 3-035.</p>	Eric	Rockel	In Favor Of	Development
3-062	<p>I want to register my support for zoning issue #3-062. The development proposed for this area specifically Lannahan Meadows and the Villas at Pot Spring will overstress the existing infrastructure. Specifically: The roads in the area are already overwhelmed.Dulaney Valley, Timonium, Pot Spring Rd, Padonia and Girdwood Rds are congested and unsafe. These roads and others cannot withstand additional traffic. This is a huge safety issue. The proposed development will destroy existing green space and undeveloped countryside adjacent to the Loch Raven watershed, which is unacceptable. This higher density development will create more impervious surfaces producing additional runoff with concentrated pollutants running into the Loch Raven Reservoir, our source of drinking water. These proposed developments are not in the boundaries of the existing Metropolitan Sewer District and will require the district expanded to allow their hookup</p>	Gary	Martin	In Favor Of	Development
3-062	<p>to York & Dulaney Valley Roads. Additionally it is obvious that greatly increased traffic through our communities will will cause increased safety issues that have already contributed to two deaths in the Girdwood Road area</p>	John	Darlington	In Favor Of	Development
3-062	<p>It is concerning to me that we would be considering adding any housing to this area without making any effort to address infrastructure. The area is already densely populated and traffic is heavy, even on smaller residential roads. The recent fatal accident on Girdwood Rd. (not far from this proposed development) tells us that traffic is already a problem; adding more volume to this area is nothing short of irresponsible and careless.</p>	Brenda	Peiffer	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-062	<p>I am President of the Pot Spring Community Association and am contacting your office regarding Catholic Charities efforts to develop land on Dulaney Valley Road called Lanaham Meadows and Pot Spring Road called The Villas. Both development plans are inconsistent with current housing lot sizes in this area and will create increased problems with traffic on Pot Spring and Dulaney Valley Road.</p> <p>We strongly support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020. Rezoning is appropriate, desirable, and consistent with the County Master Plan 2020 for all the following reasons:</p> <ol style="list-style-type: none">1. The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the 73 additional homes currently proposed for the two properties.2. The proposed lots, ¼ acre for the Lanahan Meadows development off of Dulaney Valley Road and duplexes for the proposed development off of Pot Spring Road (Villas at Pot Spring) seem to be permitted under the clustering concept now allowed by the County. However, that is not in keeping with the larger lots and more rural nature of Dulaney Valley Road and the northern end of Pot Spring Road. When these properties were originally zoned as DR-1 and DR-2 clustering was not permitted.3. The Dulaney Valley Road corridor is designated as a Scenic Highway. It will not remain scenic if, as apparently allowed by the current zoning, 31 homes are plopped on¼ acre lots for all to see as they come south through the woods after crossing the bridge over Loch Raven reservoir.4. The northern part of Pot Spring Road is also a Scenic Highway, but will not remain so if the proposed 42 duplexes are built on the western side of it.5. The southern part of the property, which is proposed for development as Lanahan Meadows, is within the Loch Raven Resource Preservation Area as recognized by the Master Plan 2020. You should not be permitted to put 31 houses on ¼ acre lots in a Resource Preservation Area.6. The amount of homes permitted by the existing zoning will create overcrowding in Timonium Elementary, Pot Spring Elementary, and Ridgely Middle Schools. Who knows what is going to happen to the capacity of Dulaney High School while being rebuilt or replaced.7. The southern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Rezoning this property to RC-5 will protect this investment of County tax dollars as well as Green Space. <p>For all these reasons, you should recommend approval of Issue 3-062</p>	Kent	Miller	In Favor Of	Development

3-062	<p>We live in Timonium east of York Road near Dulaney High school and have concerns with the proposed developments by Catholic Charities and KIMCO Properties in our area. Our concerns with the Catholic Charities proposed housing development (Issue #3-062) are very personnel since we live on the north side of Girdwood Road in the Springlake community in Timonium and are as follows:</p> <ul style="list-style-type: none">• Currently there is a 100ft privacy strip behind all of the house on the north side of Girdwood Road between the end of our property and the area that Catholic Charities currently uses for its St. Vincent's buildings and activities. We have not to date been able to obtain a copy of a map showing exactly where the proposed Lanahan Meadows development would be located. We do know that this part of their proposed development is planned for the western portion of their property which is current zoned DC 2 and under Issue 3-062 would be changed to DR 1 and_ RC 7. In that area of the property as mentioned above there are a number of buildings currently used for St. Vincent's. If the development is proposed for the northwestern part of this portion of the property there would not seem to any danger that the privacy strip would be disturbed. However, if the development is proposed for the southwestern part of this portion of the property than there is a very high possibility that our 100ft privacy strip will be disturbed. This privacy strip which has been in place in excess of 40 years, has a small steam running through it which we understand ends up in the Lock Raven watershed. Therefore, we do not believe it should be disturbed.• Currently Girdwood Road receives an unbelievable level of car traffic from motorist using it to cut through our development to go to York Road, Route 83 and the Beltway. This increase in traffic has caused a significant burden on the residents of the entire Springlake development. Also, as you may remember over a year ago a grandmother and a young child were killed at the intersection of Girdwood Road and Treherne Road by a motorist cutting through our development. Therefore, we would like less not more traffic which these developments will create. If approved how will the Planning Commission limit the increase •in the amount of traffic in our Springlake community?	Patricia & Rich Ruggieri	In Favor Of	Traffic/Safety
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3-062	<p>I am writing to support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020. Rezoning is appropriate, desirable, and consistent with the County Master Plan 2020 for all the following reasons:</p> <p>The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the over 100 additional homes permitted by the existing zoning on the two properties.</p> <ul style="list-style-type: none">• The proposed lots, ¼ acre for the Lanahan Meadows development off of Dulaney Valley Road and duplexes for the proposed development off of Pot Spring Road (Villas at Pot Spring), while permitted under the clustering concept allowed .under the existing zoning, are not consistent with other homes in the area.• The Dulaney Valley Road corridor is designated as a Scenic Highway. It will not be very scenic any more if, as allowed by the current zoning, you plop 31 homes on ¼ acre lots for all to see as they come south through the woods after crossing the bridge over the reservoir.• The northern part of Pot Spring Road is also a Scenic Highway, but would not remain so if the proposed duplexes are built on the western side of it.• The southern part of the property, which is proposed for development as Lanahan Meadows, is within the Loch Raven Resource Preservation Area as recognized by the Master Plan 2020.• The amount of homes permitted by the existing zoning will create overcrowding in at least Timonium Elementary and Ridgely Middle Schools, if not Pot Spring and Cockeysville as well.• The property, while adjacent to, is not within the Metropolitan Sewer District per Baltimore County-My Neighbor Hood maps. If every adjacent property is let into the district, the District will slowly mutate and fail to fulfill its mission.• The southern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Rezoning this property to RC-5 will protect this investment of County tax dollars as well as Green Space.	Lingbo	Huang	In Favor Of	Development
3-062	<p>I am writing to support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020. Rezoning is appropriate, desirable, and consistent with the County Master Plan 2020 for all the following reasons:</p> <p>The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the over 100 additional homes permitted by the existing zoning on the two properties.</p> <ul style="list-style-type: none">• The proposed lots, ¼ acre for the Lanahan Meadows development off of Dulaney Valley Road and duplexes for the proposed development off of Pot Spring Road (Villas at Pot Spring), while permitted under the clustering concept allowed .under the existing zoning, are not consistent with other homes in the area.• The Dulaney Valley Road corridor is designated as a Scenic Highway. It will not be very scenic any more if, as allowed by the current zoning, you plop 31 homes on ¼ acre lots for all to see as they come south through the woods after crossing the bridge over the reservoir.• The northern part of Pot Spring Road is also a Scenic Highway, but would not remain so if the proposed duplexes are built on the western side of it.• The southern part of the property, which is proposed for development as Lanahan Meadows, is within the Loch Raven Resource Preservation Area as recognized by the Master Plan 2020.• The amount of homes permitted by the existing zoning will create overcrowding in at least Timonium Elementary and Ridgely Middle Schools, if not Pot Spring and Cockeysville as well.• The property, while adjacent to, is not within the Metropolitan Sewer District per Baltimore County-My Neighbor Hood maps. If every adjacent property is let into the district, the District will slowly mutate and fail to fulfill its mission.• The southern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Rezoning this property to RC-5 will protect this investment of County tax dollars as well as Green Space.	David & Renee Wooding		In Favor Of	Development

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3-062	<p>I am writing to support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020. Rezoning is appropriate, desirable, and consistent with the County Master Plan 2020 for all the following reasons:</p> <p>The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the over 100 additional homes permitted by the existing zoning on the two properties.</p> <ul style="list-style-type: none">• The proposed lots, ¼ acre for the Lanahan Meadows development off of Dulaney Valley Road and duplexes for the proposed development off of Pot Spring Road (Villas at Pot Spring), while permitted under the clustering concept allowed .under the existing zoning, are not consistent with other homes in the area.• The Dulaney Valley Road corridor is designated as a Scenic Highway. It will not be very scenic any more if, as allowed by the current zoning, you plop 31 homes on ¼ acre lots for all to see as they come south through the woods after crossing the bridge over the reservoir.• The northern part of Pot Spring Road is also a Scenic Highway, but would not remain so if the proposed duplexes are built on the western side of it.• The southern part of the property, which is proposed for development as Lanahan Meadows, is within the Loch Raven Resource Preservation Area as recognized by the Master Plan 2020.• The amount of homes permitted by the existing zoning will create overcrowding in at least Timonium Elementary and Ridgely Middle Schools, if not Pot Spring and Cockeysville as well.• The property, while adjacent to, is not within the Metropolitan Sewer District per Baltimore County-My Neighbor Hood maps. If every adjacent property is let into the district, the District will slowly mutate and fail to fulfill its mission.• The southern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Rezoning this property to RC-5 will protect this investment of County tax dollars as well as Green Space.	Justin	Mascari	In Favor Of	Development

3-062	<p>We received a letter about Catholic Charities plan to build duplex homes in our already overcrowded area of Timonium. This would be an egregious disservice to our area. We are strongly against them destroying more of our forested land that will add to the traffic and congestion problems that we already have. Girdwood road was a quiet residential road that has turned into a 695 cut through, seeing over of 6 thousand cars per day. The volume along this road is maxed out and we are not interested in seeing more cars due to the self-interests of real estate developers who do not live here.</p> <p>There are two elementary schools and one high school within a mile of these proposed developments, which will increase traffic and make this road less safe for the many children active in this area than it already is or needs to be. Recently, Girdwood rd was the scene of a horrifying accident where a 5 year old girl and her grandmother were killed walking down the sidewalk by a speeding driver. More housing means traffic will be more severe, increasing commute times, increasing school crowding, and making the area less livable and enjoyable for our residents. The beauty and convenience of Timonium has been degraded by the recent real estate developments, both business and residential, and are turning the landscape into a congested asphalt arm of Baltimore devoid of green space. We cannot let additional communities consume our limited amount of resources that have already been over taxed. Law enforcement continues to be overburdened by the rising crime from the apartments along Cranbrook rd and the Baltimore spill over. It is nowhere near under control and it is negligent to our community to further overload our strained resources. We did not need low income town homes on Padonia, and we do not need duplex housing behind Girdwood.</p> <p>What we need is nature and green space. These woods are home to many species of animals including wild turkeys, fox, Monarch butterfly nesting grounds (milk weed area), raccoons, turtles, deer, snakes, owls, woodpeckers, coyote, many varieties of songbirds and hawks. A developer may look at wooded land with dollar signs but the people who live here cherish these woods, and the nature that lives within them. It would be inexcusable to destroy it. We live here and we know what is best for our community.</p> <p>We are strongly in favor of Councilman Wade Kach's proposed rezoning</p>	Kerry	Grossmiller	In Favor Of	Development
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3-062	1987. Except for evening rush hour traffic, it is normally a quiet setting for sitting on the patio during the summer, reading books, or entertaining friends.	Machael	Bankoski	In Favor Of	Development
	Last August, I was able to observe from my property some activity at the top of the hill to the north side of Timonium Rd above a recreational space known as Cal Ripken Jr Field. It is a green space that has been used in the past for baseball, softball, cricket as well as by a model plane club. Back in the late 1990's when no one was using the park, I used to chip golf balls off of the grass when I first began to play the sport. I had always thought that the park was one of the few green recreational spaces that was owned by the county and that I was extremely fortunate to have one of these county parks just 200 yards from my house.				
	I walked up to the area of activity and found that a school for children operated by Catholic Charities or Mercy Heath had been fenced off and was undergoing remodeling. As I was walking back down the hill to my home, I met a man who was trimming foliage at the stone house on Loch Raven Rd that forms the northern boundary of the park. The man told me that the school up the hill was being enlarged and converted into an office building. He also told me that Catholic Charities was planning a housing development on the site of the park. I was further surprised to learn that the park was owned by Catholic Charities and not the county.				
	I sought further information from my community association. Save for a few, almost no one in the area had any idea about what was going on. As the days and weeks went by we gathered more information and attended a concept planning				
	meeting in Towson conducted by a very able county employee named Jerry Chen. The scope and details of the proposed development became painfully apparent. Even more shocking was the news that the remodeled school being converted into an office building would be large enough to accommodate well over 100 Catholic Charities employees and their motor vehicles. This project was already well underway. The office building and Lanahan Meadows would drastically change the community in ways that have been ably detailed in a letter/email from Kent Miller, the president of the Pot Spring				
	Community Association, dated February 29, 2020 to the county executive and an email from Jeffrey Myers, a resident of Pot Spring, dated March 2, 2020 addressed to you. Mr. Myers urged you to review elements that the Planning Department has not considered in it's decision to recommend denial of of Councilman Wade Kach's zoning change request. Of course, they are Catholic Charities' properties and they can do with it what they want within zoning restrictions. But it seems to me that the office building is a "sneak attack" on our community since it was essentially well underway without our knowledge and, even more startling, without a valid traffic study. The traffic study that had been commissioned by				
	Catholic Charities and their associates was solely to measure the impact of the proposed housing, not the office building. Now they are being required to do one by the county after the fact. It seems a little late for that.				
	Now the issue of public sewage has come to our attention and we find that Catholic Charities and an associated developer has petitioned the county to expand the Metropolitan District so that the proposed 31 houses in the Lanahan Meadows development can be served. And we have also learned that your staff has supported the petition and you have forwarded it to the county executive for his his approval as well as the recommendation to deny Councilman Kach' requested zoning change that would preserve the rural character of our community.				
	I, as a registered voter and longtime resident of the community, can only petition you to withdraw your recommendation and place a hold on this rush to develop and damage the beauty and future of our community. I urge you to carefully review the points outlined in Mr. Myers' letter and Councilman Kach's proposal for down-zoning that would prevent the				

Thank you for attending the District 3 Townhall last Tuesday. It was a pleasure to meet you and learn more about the CZMP 2020 Process. You may recall that I was disappointed with your agency's written comment that "Staff does not support the requested zoning change."

My wife and I are concerned that the Planning Department did not take into accow1t the following points which support the zoning change requested by Councilman Wade Kach. Please ask your staff to reexamine the issue in light of these additional facts and be sure to pass this information on to the Planning Board. While you asked me to send the information to the District 3 member of the Board, Mr. McGinnis, I do not have an address for him. Moreover, all the members of the Board should have the following information:

- The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property this winter. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the over 100 additional homes permitted by the existing zoning on the two properties.
- The proposed lots, ¼ acre for the Lanahan Meadows development off of Dulaney Valley Road and duplexes for the proposed development off of Pot Spring Road (Villas at Pot Spring), while permitted under the clustering concept allowed under the existing zoning, are not consistent with other homes and communities in the area.
- The Dulaney Valley Road corridor is designated as a Scenic Highway. It will not be scenic any more if, as allowed by the current zoning, 31 homes are plopped on ¼ acre lots for all to see as they come south through the woods after crossing the bridge over the reservoir.
- The northern part of Pot Spring Road is also a Scenic Highway, but would not remain so if the proposed duplexes are built on the western side of it.
- The southern part of the property, which is proposed for development as Lanahan Meadows, is within the Loch Raven Resource Preservation Area as recognized by the Master Plan 2020.
- The amount of homes permitted by the existing zoning will create overcrowding in at least Timonium Elementary and Ridgely Middle Schools, if not Padonia, Pot Spring, and Cockeysville as well. (We will not know about Padonia, Pot Spring, and Cockeysville until the Concept Plan, which has been submitted, is made public.)
- The property, while adjacent to, is not within the Metropolitan Sewer District. If every adjacent property is let into the District, the District will morph into a giant blob and defeat the County's goal of keeping development within the confines of existing infrastructure.
- The southern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Rezoning this property to RC-5 will protect this investment of County tax dollars as well as Green Space.

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-062	<p>Gentlemen,</p> <p>I am a homeowner in the Fox Chapel neighborhood. Ive lived there for 22 years.</p> <p>Im a bit concerned over the dramatic increase in traffic flow through Fox Chapel and the roads and intersections which surround us. Specifically the intersection at and the additional traffic on Dulaney Valley and Timonium roads, same at Pot spring and Timonium.</p> <p>I surely hope the countly has completed its due diligence and has not relied on the developers report pertaining to congestion.</p> <p>There has been so much work and monies spent by the county to protect the environment recently.</p> <p>The southern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Don't we want this to remain intact?</p> <p>I understand the tax benefits but has the adverse impact been weighted enough in this proposed plan?</p>	Larry	Brown	In Favor Of	Development
	<p>Villas at Pot Spring on the west. However, before addressing one of the problems with these developments, I want to thank you for organizing and participating in the Town Hall you had for the 3,d District on February 25. It was quite helpful to have all the various County agencies present to address questions, particularly the Department of Planning.</p> <p>The properties proposed for development, while near, are not presently within the Metropolitan District. Thus, the developer, Catholic Charities or an affiliate, has petitioned the County to have the Metropolitan District expanded to include the properties so the properties would be served by public sewer. We understand that the petition is now on your desk for review.</p> <p>We urge you to deny the petition, because while the current sewer system may have the capacity to address the number of new homes proposed, expanding the District further out into the countiy diminishes the County's ability to keep development concentrated in areas that are already served by public water and sewer. Allocating sewer capacity to these two new developments will mean at some point in the future there will not be capacity for an infill project on property that is closer to the beltway and that has been within the Metropolitan District for decades.</p> <p>Here are some additional reasons why expansion of sewer service to these properties is ill advised:</p> <ul style="list-style-type: none">• The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject properties. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the over 100 additional homes permitted by the existing zoning on the two properties.• The proposed lots, ¼ acre for the Lanahan Meadows development off of Dulaney Valley Road and duplexes for the proposed development off of Pot Spring Road, while permitted under the clustering concept allowed under the existing zoning, are not consistent with other homes in the area.• The Dulaney Valley Road corridor is designated as a Scenic Highway. It will not be very scenic any more if, as allowed by the current zoning, 31 homes are plopped on ¼ acre lots for all to see as they come south through the woods after crossing the bridge over the reservoir.• The northern part of Pot Spring Road is also a Scenic Highway, but would not remain so if the proposed duplexes are built on the western side of it.• The eastern part of the property, which is proposed for development as Lanahan Meadows, is within the Loch Raven Resource Preservation Area as recognized by the Master Plan 2020.• The amount of homes permitted by the existing zoning will create overcrowding in at least Timonium Elementary and Ridgely Middle Schools, if not Pot Spring and Cockeysville as well. <p>The eastern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Rezoning this property to RC-5 will protect this investment of County tax dollars as well as Green Space.</p> <p>We thank you for your attention to this matter. If you have any questions or would like additional information, please feel free to call me at 252-904-0834 or Jeff Myers, one of our Board members, at 410-852-1696.</p>	Kent	Miller	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-062	<p>I live on Girdwood Rd and we are very upset to learn of Catholic Charities plan to destroy more forested area to build duplex homes in our already overcrowded area of Timonium. Girdwood road was intended as a residential road that has turned into a 695 cut through for the entire area, seeing thousands of cars per day. There are two elementary schools and one high school within a mile of these proposed developments, which will increase traffic and make this road less safe for the many children active in this area than it already is or needs to be. As you may know Girdwood Rd was also the scene of a horrific accident where a 5 year old girl and her grandmother were killed walking down the sidewalk by a speeding driver. More houses mean traffic will be more severe, increasing commute times, increasing school crowding, and making the area less livable and enjoyable. We moved away from Baltimore City for the beauty and convenience of Timonium but the recent developments, both business and residential, are turning the landscape into a congested crime ridden mini Baltimore devoid of green space. We cannot let additional communities consume our limited amount of resources that have already been overly taxed. Law enforcement is currently overburdened by the rising crime from the apartments along Cranbrook Rd and Baltimore spill over, and until its under control in this area it is negligent to our community to further overload our resources.</p> <p>More importantly however, these woods are already home to so many species of animals including wild turkeys, fox, Monarch butterfly nesting grounds (milk weed area), racoons, turtles, deer, snakes, owls, woodpeckers, coyote, and hawks. A few people may look at wooded land with dollar signs in their eyes but many more including my children, husband and myself as well as many of our community members cherish these woods, and the nature that lives within them. It would be shameful to destroy it. I promised my children Rowan (age 9) and Oona (age 6) I would fight to preserve this land and its wildlife. Please do not let us all down. The people who live here know what is best for the people who live here.</p> <p>We are strongly in favor of Councilman Wade Kach's proposed rezoning for this area and thank him for the work he has done to represent us.</p>	Wendy	Elkins	In Favor Of	Development
	<p>We received a letter about Catholic Charities plan to build duplex homes in our already overcrowded area of Timonium. We are strongly against them destroying more of our forested area that will add to the traffic and congestion problems that we already have. Girdwood road is a residential road that has turned into a 695 cut through, seeing over of 6 thousand cars per day. We are not interested in seeing more cars due to the greed of real estate developers.</p> <p>There are two elementary schools and one high school within a mile of these proposed developments, which will increase traffic and make this road less safe for the many children active in this area than it already is or needs to be. Girdwood Rd was the scene of a horrifying accident where a 5 year old girl and her grandmother were killed walking down the sidewalk by a speeding driver. More housing means traffic will be more severe, increasing commute times, increasing school crowding, and making the area less livable and enjoyable. The beauty and convenience of Timonium has been degraded by the recent real estate developments, both business and residential, and are turning the landscape into a congested crime ridden mini Baltimore devoid of green space. We cannot let additional communities consume our limited amount of resources that have already been over taxed. Law enforcement is currently overburdened by the rising crime from the apartments along Cranbrook Rd and Baltimore spill over, its nowhere near under control and it is negligent to our community to further overload our resources.</p> <p>What we need is green space. These woods are home to many species of animals including wild turkeys, fox, Monarch butterfly nesting grounds (milk weed area), racoons, turtles, deer, snakes, owls, woodpeckers, coyote, and hawks. A developer may look at wooded land with dollar signs but the people who live here cherish these woods, and the nature that lives within them. It would be inexcusable to destroy it. We live here and we know what is best for our community.</p> <p>We are strongly in favor of Councilman Wade Kach's proposed rezoning.</p>	Lester	Meseke	In Favor Of	Development
3-062	<p>I am in favor of this issue. We need more green space.</p> <p>To whom it may concern, as a 36+ year resident of Springlake (21093) I oppose issue 3-027 and support Mt. Koch with 3-062. He area in question is already saturated enough and traffic in the Pot</p>	Wayne	Kern	In Favor Of	Development
3-062	Spring/Dulaney Valley road corridor is already a nuisance for residences. The addition of more people, especially renters is not wanted.	Bob	stevens	In Favor Of	Development
3-062	I support issue 3-062 to change the zoning to St. Vincent's Property.	Richard	Heyman	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-062	<p>I am writing regarding these two proposed building projects in the Timonium area of Baltimore County. I am a Timonium resident and have concerns about both of these projects, which would directly affect me and those in my community.</p> <p>In both cases, adding any additional housing is irresponsible without addressing the dire need for updated infrastructure, especially roads and schools. Project #3-027 would add apartments to the Fairgrounds Shopping Center (with Giant and Staples). Recently, during normal rush hour, I have sat on Timonium Rd., trying to make my way through traffic to get across York Rd. (headed east) to get home. Traffic on this stretch of road is already congested and frustrating, especially adding in increased traffic in the area for Fairgrounds events or even added traffic from Off Track Betting. Now, KIMCO Properties is proposing adding dense housing right in this intersection while Baltimore County is doing nothing to address roads, which will only add to traffic woes.</p> <p>Similarly, project #3-062 which will add housing on Catholic Charities property between Dulaney Valley and Girdwood Roads will also add to traffic density. Less than two years ago, two pedestrians were killed along Girdwood Rd. while out for a morning walk. Since then, despite "traffic calming" efforts by the county, both the volume and speed of traffic continues to be problematic. In fact, residents on Girdwood Rd. have found tire marks on their front lawns. Had anyone been out front at the time, more people would have been injured or killed. Adding housing to this area without a comprehensive plan for roads will only add to the traffic problems in this area.</p> <p>In addition to traffic, schools in the area are already crowded and are projected to become even more crowded in the coming years. We must act NOW to control this problem before it's too late.</p> <p>Before adding ANY more housing in ANY way in the Timonium area, Baltimore County MUST be responsible and address all these infrastructure needs FIRST with input from the community members who will be affected by it all.</p>	Brenda	Peiffer	In Favor Of	Development
3-062	<p>• I want to register my support for Wade Kach’s Zoning Proposal 3-062 to impact the Catholic Charities proposed development.</p>	Ryan	Kavalsky	In Favor Of	Development
3-062	<p>My name is Vanessa Paterakis Smith, president of Timberline Park Community. We support the rezoning proposed issue 3-062 of the Comprehensive Zoning Map Process of 2020. I have lived in this area since I was a child and have watched the development in this area destroy our bucolic venue. I was on the committee with Helen Bentley that changed a proposed four-story condominium project into twelve homes on the southwest corner of Pot Springs and Old Bosley Roads. At that time we did extensive studies on traffic at that four way stop and crowding of the local schools. All studies showed it would have been a detriment to our community, and this was ten years ago ! I have watched the volume of traffic increase exponentially along this corridor. This section of Pot Springs Road is only two lanes, very curvy and has a lot of hills. Add the plethora of deer with more traffic and you are asking for more problems.</p> <p>In conclusion, our community supports issue 3-062 and opposes the Villas at Pot Springs and the Lanahan Meadows project. Thank you for your attention to this matter.</p>	Vanessa	Paterakis	In Favor Of	Development
3-062	<p>Additional development proposed for this area, specifically Lannahan Meadows and The Villas at Potspring will over stress the existing infrastructure. Specifically:</p> <p>The roads in the area are already overwhelmed. Dulaney Valley, Timonium, Pot Spring, Padonia and Girdwood roads are congested and unsafe. These roads and others cannot withstand additional traffic. Again this is a huge safety issue!</p> <p>The proposed development will destroy existing green space and undeveloped countryside adjacent to the Loch Raven watershed, which is unacceptable. This higher density development will create more impervious surfaces producing additional runoff with concentrated pollutants running into The Loch Raven reservoir, our major source of drinking water.</p> <p>These proposed developments are not in the boundaries of the existing Metropolitan Sewer District and will need the district expanded to allow their hookup. Again, this is additional stress placed on existing overstressed infrastructure. The sewer district was not set up with this additional development in its original plan and granting this additional development to hookup to the existing district will only over-stress this critical infrastructure.</p> <p>Schools in this area are already at capacity and Dulaney High is falling apart and needs to be rebuilt. There are no proposals for the developer to pay any significant impact fees nor has the developer offered to provide any assistance to address this issue.</p> <p>Lastly, these projects are high density developments and their design is not consistent with existing homes and communities in this area.</p>	Gary	Martin	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
	Dear Planning Board and Councilman Kach				
	We support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020. Rezoning is appropriate, desirable, and consistent with the County Master Plan 2020 for all the following reasons:				
	1. The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads exceed D level traffic already.				
	2. The proposed lots are not in keeping with the larger lots and more rural nature of Dulaney Valley Road and the northern end of Pot Spring Road. When a similar effort was made several years ago further north on Pot Spring Rd. for 128 units, the County wisely instead chose 13 beautiful single family homes which greatly added to the tax base and the character of the region.				
	3. The Dulaney Valley Road and northern Pot Spring Rd. corridors are designated as “Scenic Highway” which will be lost without the proposed down zoning.				
	4. The southern part of the property, which is proposed for development as Lanahan Meadows, is within the Loch Raven Resource Preservation Area as recognized by the Master Plan 2020. Putting 31 houses on ¼ acre lots in a Resource Preservation Area is environmentally unwise.				
	5. The amount of homes permitted by the existing zoning will create overcrowding in Timonium Elementary, Pot Spring Elementary, and Ridgely Middle Schools.				
	6. The southern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Rezoning this property to RC-5 will protect this investment of County tax dollars as well as Green Space.				
	For all these reasons, you should recommend approval of Issue 3-062.				
3-062		Paul & Frances	Apostolo	In Favor Of	Development
	We are writing in SUPPORT of z i 3-0 62 of the comprehensive Zoning map of 2020 .				
	Listed are 2 reasons:				
	Increasing the area with 73 homes will increase the already too heavily traveled Old Bosely Road /Dulaney Valley Rd..				
	Rezoning this property to RC-5 will protect Green Space and tax payer’s investment in the Kelly Run Stream restoration.				
	Has the Planning Board given thought to these 3 questions?				
	Is it good environmental policy to build 31 houses on 1/4 acre lots within the Loch Raven Resource Preservation area?				
	How will the increase in homes not seriously impact the local schools?				
	How will Dulaney Valley Road be able to maintain its designation as a scenic highway?				
	Thank you for reading and considering these comments and questions				
3-062		Roberta	Jones	In Favor Of	Development
	I support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020. Rezoning is appropriate, desirable and consistent with the County Master Plan 2020. I support Issue 3-062, to reduce the zoning density our area. I oppose the Lanahan Meadows and Villa at Pot Spring developments.				
	There are plenty of houses for sale in the area, so there is no great need to build more. To do so would compromise the scenic beauty and put at risk the Loch Raven Resource Preservation Area. Please pass Issue 3-062, and oppose the new developments.				
	Thank you for your attention to this.				
3-062		Rex	Turner	In Favor Of	Development
	While generally in favor of zoning issue 3-062 I oppose the specific developments Lanahan Meadows and Villas at Pot Spring. Intersections of Dulaney Valley, Timonium and Old Bosley are already at level D traffic study. Also Lanahan Meadows is within Loch Raven Resources Preservation area and should not allow development. The new developments will				
	sorely tax already overburdened schools at Timonium and Pot Spring elementary and Ridgely Middle. the specific developments of Lanahan Meadows and Villas at Pot Spring.				
3-062	Intersections of Dulaney Valley and Timonium and Old Bosley	joe	esposito	In Favor Of	Development
3-062	I am in favor of Wade Kach's zoning proposal to limit development in this area.	Carol	Martin	In Favor Of	Development
3-062	I wish to note that I DO SUPPORT issue 3-062, sponsored by Councilman Wade Kach. I am opposed to the proposed development for reasons stated below.	Ralph	Piedmont	In Favor Of	Development
	Please see the detailed letter attached. Also, please note that some of the comments they "Oppose" the issue, although if you read the comment you will see that the author				
3-062	opposes the proposed development and in fact supports the change proposed by Issue 3-062. Please look at the substance of each comment.tents	Jeffrey	Myers	In Favor Of	Development
	I oppose the Lanahan Meadows and Villas at Pot Spring developments. I do support Wade3 Kach's proposal to limit development in this area. We need to ensure that this small,				
3-062	rural-ish neighborhood does not get over crowded. Traffic is already tight for our limited roads, school system is already overcrowded, and the proposed plans do NOT conform to the inplace community structure (e.g., 1 house-1 acre).	Ralph	Piedmont	In Favor Of	Traffic/Safety

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-062	<p>I am writing to support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020. My first and foremost concern is the overpopulation and risk of redistricting for the schools in my neighborhood. As a mother of two young children, I am looking forward to sending my children to Timonium Elementary School, Ridgeley Middle School, and Dulaney High School, all which have great reputations for excellence of education, student safety and a long standing practice of significant parent involvement. My concern is that additional homes in the area will overcrowd the schools, or, even worse, redistrict us to a school where my neighborhood support families won't be sending their children and one with a lower reputation for safety.</p> <p>My next concern is that the intersections of Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as demonstrated by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property. My guess is that an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of more than 100 additional homes permitted by the existing zoning on the two properties.</p> <p>Thirdly, we bought our house because of the unique character of the surrounding original homes, as well as ability to have a nearly 2.5 acre lot in a community. The proposed lots, ¼ acre lots for the Lanahan Meadows development and duplex style plots for the proposed for the Villas at Pot Spring are not consistent with other homes in the area. This will completely change the feel of the area, and possibly affect property value. This may, additionally, affect the designation of Scenic Highways in the surrounding area. Although I have only voiced my top concerns, my neighbors and I have many other concerns, such as sewage districting and the drains of Kelly Run. I have lived in this district the majority of my life, and I truly hope we can continue to keep this a desirable area to live where children can grow to their fullest potential, green spaces and nature can be preserved, and families can safely live. I believe that supporting this rezoning will assist with that. Please forward my request to the full Planning Board. I appreciate your attention.</p>	Erin	Barnaba	In Favor Of	Development
	<p>Catholic Charities. Councilman Wade Kach has put forth a zoning change proposal for the property which would, if approved, retain the character of our communities.The efforts by Catholic Charities to construct housing on acres of open space would substantially change this area.</p> <p>I have resided at this address since 1987. The construction of developments north of the Loch Raven watershed have increased the rush hour traffic in the decades since.However, this and nearby communities have remained basically unchanged. Pot Spring is a community of mostly one acre plus lots, a few with slightly less, all with individually constructed housing. So is Wakefield on the east side of Dulaney Valley Rd. So are the communities to our south on the west side of Dulaney. And so are the communities along Pot Spring Rd north to Old Bosley Rd.</p> <p>The Lanahan Meadows project will create 31 houses on 1/4 acre lots. When this area was initially zoned approximately sixty five years ago, DR 1 zoning meant exactly that, one house per acre . Somehow this has degenerated into a process permitting clustering in the county. Fortunately, that has not occurred or impacted our communities. Despite Catholic Charities efforts to argue that clustering exists in our area, the nearest such community is no where near the proposed Lanahan Meadows project and minimally near the Villas at Pot Spring project. Properties along both Pot Spring and Dulaney Valley Roads are substantially not clustered.</p> <p>In 2019, Catholic Charities undertook the renovation and enlargement of a school for special needs children and created an office building for over 100 employees and their automobiles. Once it is opened, this traffic has really no where to go but east on a private roadway known as Loch Raven Rd and onto Dulaney Valley Road. Then it will move either north to an intersection with Old Bosley Rd classed at a D Level or south to the intersection with Timonium Rd also classed at a D Level. Added to the eastbound traffic on Timonium Rd at rush hour, a substantial bottleneck at both intersections results as well as a northbound backup on Dulaney Valley Rd. Or alternatively or additionally, the office traffic would move to the west through the Mercy Ridge, St Elizabeth, Stella Maris complex to Pot Spring Rd. From there it adds to the traffic in the communities west of Pot Spring. Add to this pending problem comes the two proposed housing projects.</p> <p>This community has had several meetings with the developer and county. The developer has put forth a proposal to deal with the drainage of rainwater currently absorbed by the 33 acres of green space and by Kelly Run, a stream which borders the west end of the current property known as Cal Ripken Jr Field with drainage ponds at the boundary of Lanahan Meadows and the Pot Spring properties on the northside of Timonium Rd. These drainage ponds are unsightly and notorious breeding areas for mosquitoes which are carriers of recent outbreaks of diseases such as the West Nile virus. While the developer may spray these ponds until construction of these houses has been completed, they then pull up stake leaving the job up to the new community association of Lanahan Meadows. No efforts by the Pot Spring residents to remove the standing water on their own properties can offset the problems created by the ponds.</p> <p>The county took on a significant and expensive restoration project of Kelly Run just recently and designated it as a County Green Space. Judging by continual site visits by work crews on both sides of Dulaney Valley Rd, the problems of silting and the impediment of water flow after heavy rains have not been completely resolved. Lanahan Meadows harms the effort already made at expense to the community.</p> <p>I know that you have received a substantial number of previous communications concerning both of these Catholic Charities development projects. Many residents have other issues such as the impact on schools in the area, the preservation of the integrity of the Loch Raven watershed, and the designation of the Dulaney Valley Rd corridor as a scenic roadway that would be ruined by Lanahan Meadows. While I share these concerns I will not elaborate in the interest of brevity. I know others have more than adequately pointed</p>	Michael	Bankoski	In Favor Of	Development
	<p>I want to register my support for Wade Kach's zoning proposal 3-062 to impact the Catholic Charities proposed development.</p>	Cathleen & Tin	Urban	In Favor Of	Development
	<p>Dear Planning Board: I support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020. Rezoning is appropriate, desirable, and consistent with the County Master Plan 2020 for all the following reasons: 1.The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the 73 homes currently proposed for the two properties. 2.The proposed lots, ¼ acre for the Lanahan Meadows development off of Dulaney Valley Road and duplexes for the proposed development off of Pot Spring Road (Villas at Pot Spring) seem to be permitted under the clustering concept now allowed by the County. However, that is not in keeping with the larger lots and more rural nature of Dula</p>	Jerry	OKeefe	In Favor of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-062	As a member of the Pot Spring community, I vehemently support the rezoning proposed in Issue 3-062. The rezoning proposed in 3-062 will protect our community from increased traffic and over-population of our schools. The rezoning will serve to protect our natural resources and keep surrounding lot size consistent with pre-existing homes. Please consider my request to support Issue 3-062. Thank you very much.	Matthew	Gill	In Favor of	Development
3-062	I support Councilman Kach's proposed rezoning. My comments follow via email addressed to CZMP2020@baltimorecountymd.gov	Michael	Bankoski	In Favor of	Development
3-062	I support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020 which is consistent with the County Master Plan 2020. I am specifically concerned about the Villas at Pot Spring and Lanahan Meadows developments which would severely overcrowd neighborhoods, roads, and schools including Timonium Elementary, Pot Spring Elementary, Ridgely Middle, and Cockeysville Middle. Timonium Elementary is at 122% capacity according to the 2019 enrollment study. This is a school that already has multiple trailer classrooms on the property to accommodate an overflowing school. The County also just spent hundreds of thousands of dollars on the Kelly Run stream restoration project and designated it as a County Green Space. The environmental impact of new construction would be devastating to the local ecosystem and waste the investment made by the County. Please protect what is now a strong neighborhood that would be irreparably damaged if these developments move forward.	Jim	Dickinson	In Favor of	Development
3-062	We support the rezoning proposed in Issue 3-062 of the Comprehensive Zoning Map Process of 2020. Rezoning is appropriate, desirable, and consistent with the County Master Plan 2020 for all the following reasons: The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the 73 homes currently proposed for the two properties. If you spend any amount of time on these roads during busy travel times, you will see traffic backed up for many turns of the signal. You will regularly see accidents caused by vehicles creating multiple lanes in order to get through the signal. In addition, these back-ups on the main roads cause vehicles to cut through neighborhoods increasing the traffic on the smaller streets in the neighborhoods. In addition to the increased traffic, the amount of homes permitted by the existing zoning will create overcrowding in Timonium Elementary, Pot Spring Elementary, and Ridgely Middle Schools. This will place a burden on teachers and result in a less productive classroom experience for the students. For all these reasons, you should recommend approval of Issue 3-062.	Laura	Galloway	In Favor Of	Development
3-062	Traffic on Dulaney Valley Rd is already heavy. We are sometimes forced to wait for the Timonium Rd light to change to red in order to leave our driveway. We don't even try during morning and evening rush hour. We liked this area because of the open spaces and see no need to zone for more houses between Dulaney Valley and Pot Spring.	Lorene	Irving	In Favor Of	Traffic/Safety
3-062	Traffic on Dulaney Valley Rd is already heavy. We are sometimes forced to wait for the Timonium Rd light to change to red in order to leave our driveway. We don't even try during morning and evening rush hour. We liked this area because of the open spaces and see no need to zone for more houses between Dulaney Valley and Pot Spring.	Lorene	Irving	In Favor Of	Traffic/Safety
3-062	I worry about increased traffic, increased noise, and the loss of the open fields. I support the rezoning proposed in. Rezoning is appropriate, desirable, and consistent with the County Master Plan 2020 for all the following reasons: 1. The intersections on Dulaney Valley Road with Timonium and Old Bosley Roads are already at a D level as shown by a 2019 traffic study that was done before 115 additional workers were moved onto the subject property. Undoubtedly an impartial traffic study done by the county, as opposed to the developer, will show these intersections cannot withstand the addition of the 73 homes currently proposed for the two properties. 2. The proposed lots, ¼ acre for the Lanahan Meadows development off of Dulaney Valley Road and duplexes for the proposed development off of Pot Spring Road (Villas at Pot Spring) seem to be permitted under the clustering concept now allowed by the County. However, that is not in keeping with the larger lots and more rural nature of Dulaney Valley Road and the northern end of Pot Spring Road. When these properties were originally zoned as DR-1 and DR-2 clustering was not permitted. 3. The Dulaney Valley Road corridor is designated as a Scenic Highway. It will not remain scenic if, as apparently allowed by the current zoning, 31 homes are plopped on ¼ acre lots for all to see as they come south through the woods after crossing the bridge over Loch Raven reservoir. 4. The northern part of Pot Spring Road is also a Scenic Highway, but will not remain so if the proposed 42 duplexes are built on the western side of it. 5. The southern part of the property, which is proposed for development as Lanahan Meadows, is within the Loch Raven Resource Preservation Area as recognized by the Master Plan 2020. You should not be permitted to put 31 houses on ¼ acre lots in a Resource Preservation Area. 6. The amount of homes permitted by the existing zoning will create overcrowding in Timonium Elementary, Pot Spring Elementary, and Ridgely Middle Schools. Who knows what is going to happen to the capacity of Dulaney High School while being rebuilt or replaced? 7. The southern part of the property, which is proposed for development as Lanahan Meadows, borders and drains into Kelly Run. The County recently spent hundreds of thousands of dollars on the Kelly Run stream restoration project, and designated it as a County Green Space. Rezoning this property to RC-5 will protect this investment of County tax dollars as well as Green Space. For all these reasons, you should recommend approval of Issue 3-062.	Henry	Irving	In Favor Of	Traffic/Safety
3-062		Kent	Miller	In Favor Of	Change in Use

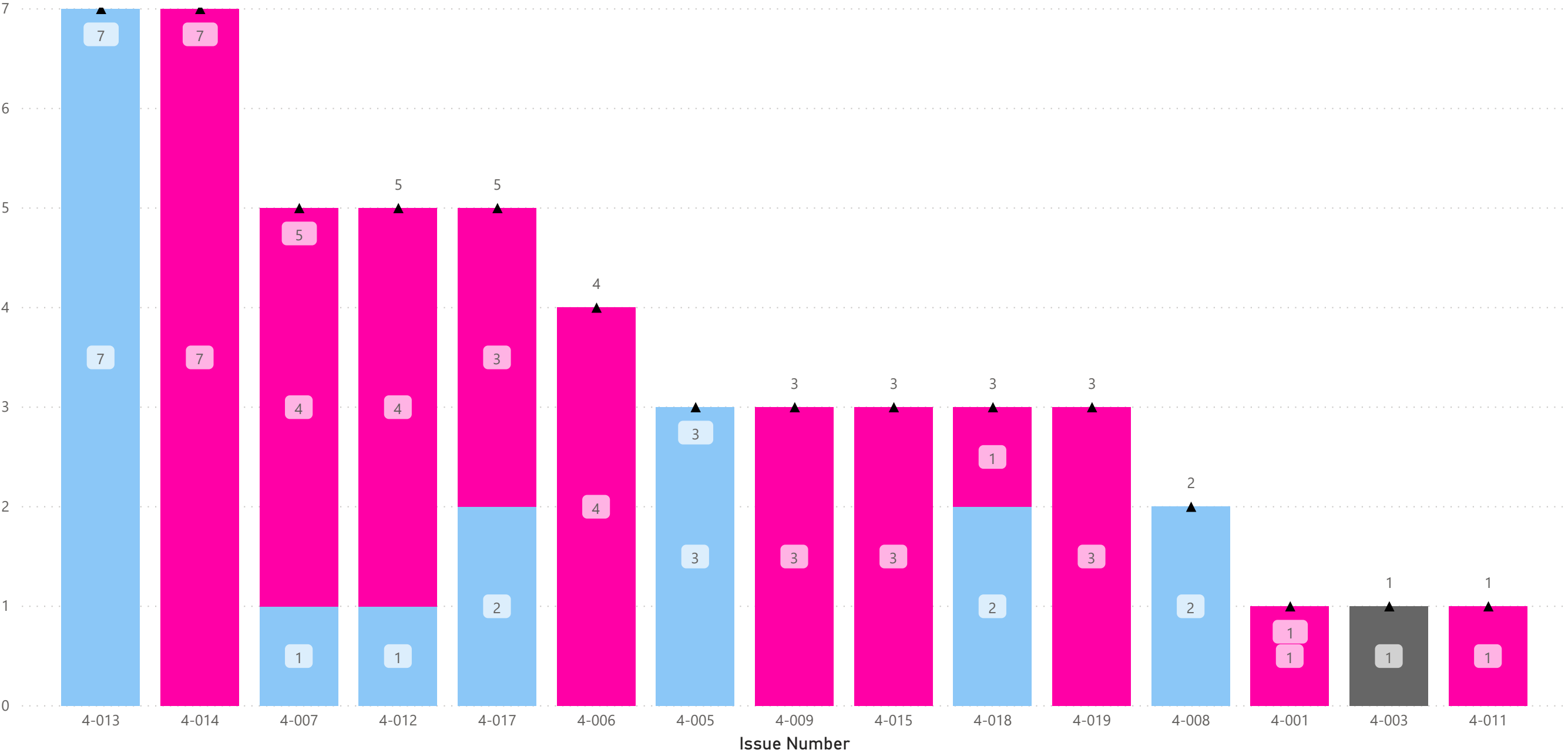
Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
3-062 3rd Dist	<p>This firm represents Catholic Charities with regard to its properties subject to CZMP Issue 3-062. We respectfully request you vote to recommend to affirm the Planning Staff’s recommendation to retain the existing zoning. As noted by the Planning Staff, the proposed rezoning would be inconsistent with the Master Plan 2020, and the surrounding zoning and land uses.</p> <p>The Issue covers over 373 acres, and Catholic Charities is proposing two separate residential development projects within this Issue’s boundaries. The issue also covers the existing Stella Maris and Mercy Ridge properties. Both Catholic Charities’ projects propose high quality homes in HOA maintained communities targeted toward lateral buyers looking for maintenance free living with master suites on the first floor and 2 car garages. Both projects have been designed to be especially environmentally sensitive, with layouts that involve clustering the homes so as to provide large, open buffer areas between the proposed homes and the surrounding developments. Both projects are on land inside the URDL with public water and sewer.</p> <p>A Concept Plan was filed in August of 2019, with a Community Input Meeting (“CIM”) held in October of 2019 for 31 single family homes at the southeast corner of Dulaney Valley Road and Loch Raven Drive (aka Stella Maris Drive), across from the Villa Maria School. While the processing of this development has been delayed due to the filing of the CZMP Issue, our conversations with the community have continued.</p> <p>A Concept Plan for 42 semi-attached patio homes for property on Pot Spring Road just north of St. Vincent’s School was filed this month, after meetings with the community in January and March of this year. A Community Input Meeting will hopefully be scheduled for later this spring.</p> <p>We respectfully submit that to propose zoning antithetical to the Baltimore County Master Plan is wrong. Under the state law, zoning should comply with the Master Plan. The current zoning classifications have existed on these properties for decades, and the proposed developments, which again are proposed on parcels inside the URDL and served by public water and sewer, should be approved based on their own merits and on whether they meet the County’s regulations and requirements.</p> <p>Thank you for your consideration and we respectfully request you vote to recommend, as the Planning Staff has done, that the properties retain their existing zoning designations.</p>	Jennifer	Busse	Opposed	Development
	Too many apartments and traffic already! Stop adding to traffic please	Carol	Rodgers	Opposed	Traffic/Safety

Council District

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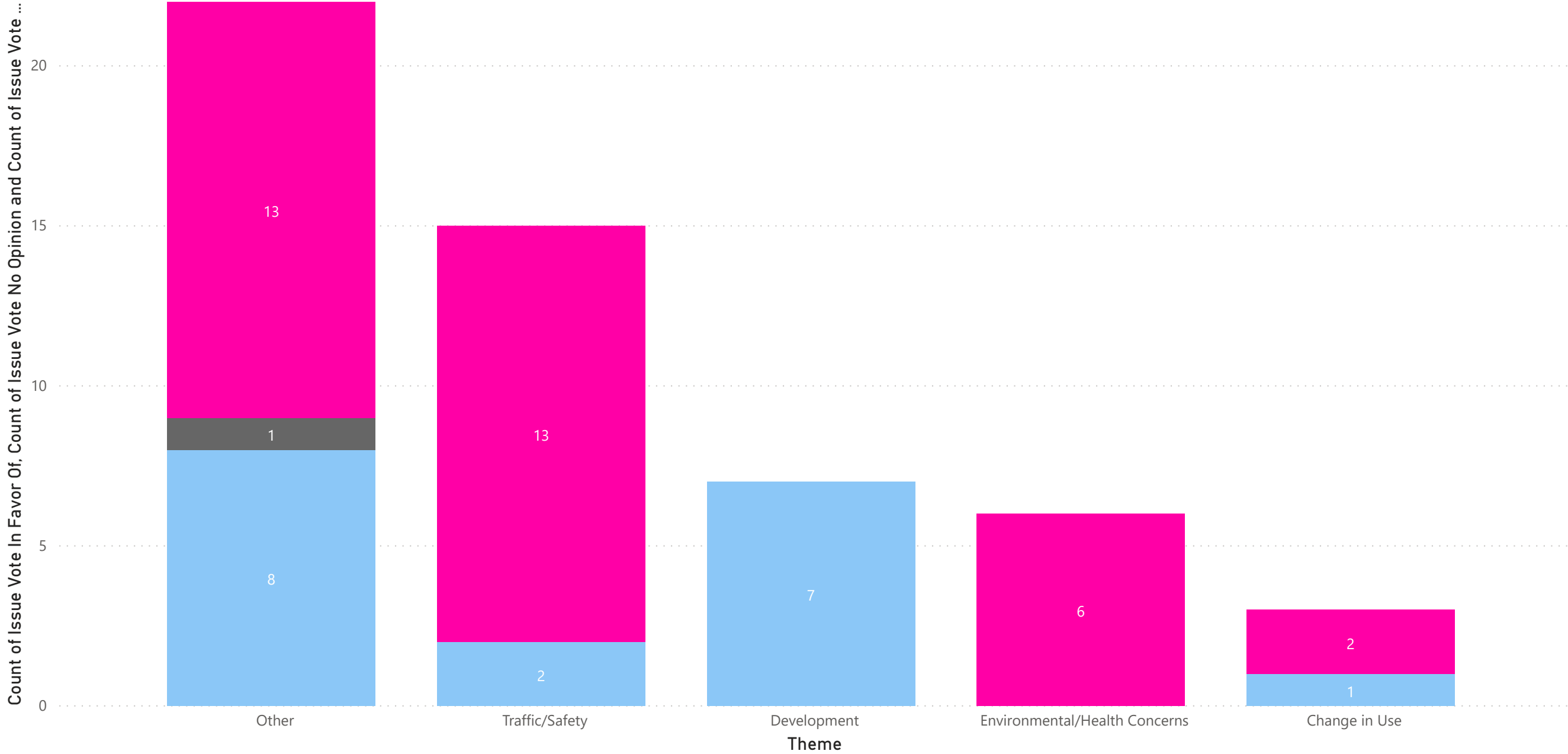
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Council District

4

Count of Issue Vote In Favor Of Count of Issue Vote No Opinion Count of Issue Vote Opposed



Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
4-001	Strongly oppose modifying the zoning. Mainly for keeping wooded areas and green space undeveloped and avoiding potentially horrible traffic situations	David	Frieman	Opposed	Traffic/Safety
4-003	This parcel backs to a portion of the Tollgate community, but is at a lower elevation. It appears to be in scrub woodland. There are two concerns. The first is that this area is near or in the 100-year floodplain and impacts during flood events would be problematic. Secondly, increased truck backup alarms could be a problem for the adjacent Tollgate community. Coordinating Council In this regard, it would be beneficial to have a comprehensive noise ordinance to remove the burden on the community for taking an enforcement action if needed.	Reisterstown/Owings Mills/Glyndon Coordinating Council	Mark Stewart, President	No Opinion	Other
4-005	The applicant is 5629 Deer Park Road, LLC. Peters Auto Body is the business operating at the corner of 5629 Deer Park Road and Berryman’s Lane. The request is to change 4.3 acres (BCCR to BM). This appears to correct a zoning violation that has been in effect for some years. Caution is suggested, however, with a pending special exception hearing for an adjoining property owned by a landscaping firm.	Reisterstown/Owings Mills/Glyndon Coordinating Council	Mark Stewart, President	In Favor Of	Other
4-005	The rezoning request to BM-CR will allow Peters Body Shop to utilize the functionally obsolete current RC-5 zoned portion of the Property for the service garage/auto storage uses. and provide greater flexibility for the property owners. The CR district overlay will prevent redevelopment of the property with a different and inconsistent use. The retention and re-zoning of the rear portion of the property to RC classifications will allow adequate buffers to adjacent properties. THE PROPERTY OWNER/APPLICANT REQUESTS THAT THE RECOMMENDATION OF THE STAFF BE ADOPTED BY THE PLANNING BOARD.	Alyssa Moyers	Smith, Gildea & Schmidt, llc	In Favor Of	Other
4-005	THE PROPERTY OWNER/APPLICANT REQUESTS THAT THE RECOMMENDATION OF THE STAFF BE ADOPTED BY THE PLANNING BOARD.	Ronald	Peters	In Favor Of	Other
4-006	An increase in zoning density to allow a 90 to 100 beds assisted living facility should not be developed in a vibrant residential neighborhood. The community has multiple concerns about this large-scale project including added traffic congestion by supply deliveries, employees, visitors, and residents going and coming. Additionally, we are concerned about dumpsters and / or incinerators for waste and refuse disposable. Vital community resources of water and electric could be strained. The neighbors surrounding this proposed development have come out in force to object to this proposal due to the ongoing problems they have had with this neighbor in maintaining the property with numerous calls to code enforcement. To put it bluntly, as was brought up in our meeting, they don’t trust that the owners will keep their promises to maintain the assisted living facility. We would have no problems with the owner building homes on this property that would fit in with the community.	Combined Communities Advocacy Council of Greater Randallstown, Inc.	Tim Clark, Treasurer	Opposed	Traffic/Safety
4-006	This represent the continuing support of the GPCA for the adjoining Liberty Road neighbors as represented by the Liberty Road Community Council (LRCC) and the Combined Communities Advocacy Council of Greater Randallstown, Inc. (CCACGR) in their work on sustaining and revitalizing their communities. Their overwhelming participation in the Liberty Road Special Study Area is clear evidence of their commitment to these purposes. Our opinion reflects how these communities see and need this greater area to be.	Greater Patapsco Community Association	Kathleen Skullney, Zoning Chair	Opposed	Other
4-006	LRCC is strongly opposed to this rezoning request.	Liberty Road Community Council	Shirley Supik, President	Opposed	Change in Use
4-006	Strongly oppose modifying the zoning. Mainly for keeping wooded areas and green space undeveloped and avoiding potentially horrible traffic situations	David	Frieman	Opposed	Traffic/Safety
4-007	GPCA oppose petition request for Issue# 4-007 and request low density DR 1 or DR 3.5 to be consistent with proximate parcels in ISSUES #1-017 (BM/IM) and #1-35 (OT). DR 1/DR 3.5 is consistent with the sustainable community residential density in the significant areas lying along both sides of Dogwood Rd and communities to Rolling Rd. Site is adjoining RC6 zoning/Resource Protection designation. the SWCC/Watershed Protection directly impacts Dogwood Run!! and the equally important environmental/natural areas west and south. There is a need to limit traffic; GPS effect clearly shows area cannot take commercial traffic. DR 1/DR 3.5 helps eliminate unwarranted diversion of significant business/commercial redevelopment away from the essential commercial revitalization of Security Mall and Woodlawn in the immediate areas and already committed to by Baltimore County Government and Maryland programs	Greater Patapsco Community Association	Kathleen Skullney, Zoning Chair	Opposed	Traffic/Safety
4-007	In an effort to stand together for the betterment of District 4, LRCC completely support the Greater Patapsco Community Association, Inc. and oppose 4-007 for the reasons stated by GPCA	Liberty Road Community Council	Shirley Supik, President	Opposed	Traffic/Safety
4-007	I oppose the proposed rezoning of 7324 Dogwood Rd from MLR to OR2. This property is located on the north side of Dogwood Rd near issues 1-017 and 1-035. I believe that this property too should be zoned DR 3.5 in keeping with the District 1 properties. We need to support the Security Mall revitalization and draw business away from these important centers, just a few miles down the street. Dogwood Rd cannot support more traffic. It is already being used as a commuter route between Howard Co and Baltimore County. This property is across the street and near Dogwood Elementary School. Extra traffic will impact the Safety of the Children. In addition, Dogwood Elementary causes a backup on this road twice a day while parents drop off and pick up children. They wait in line on the road for their opportunity to get into the school driveway. GPS has been driving commercial truck traffic along this road, also greatly increasing the load of this rural route. Dogwood Run is located near this property. This is a fragile stream which already shows signs of scouring, erosion, and pollution. The storm water runoff from this area is collecting on the road next door, with large areas of water or ice, depending on the season. This has greatly increased recently because of new housing added to the area.	Carol	Moorefield	Opposed	Traffic/Safety

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
4-007	I oppose the proposed rezoning of 7324 Dogwood Rd from MLR to OR2. This property is located on the north side of Dogwood Rd near issues 1-017 and 1-035. I believe that this property too should be zoned DR 3.5 in keeping with the District 1 properties. Dogwood Rd cannot support more traffic. It is already being used as a commuter route between Howard Co and beyond, and the office complexes in Baltimore County. This property--7324 Dogwood Road--is across the street and near Dogwood Elementary School. Extra traffic will impact the safety of the school children. In addition, Dogwood Elementary causes a backup on this road twice a day while parents drop off and pick up children. Cars already tie up traffic while waiting in line on the road for their opportunity to get into the school driveway. GPS has been driving commercial truck traffic along this road, also greatly increasing the load of this rural route. Dogwood Run is located near this property. This is a fragile stream which already shows signs of scouring, erosion, and pollution. The storm water runoff from this area is collecting on the road next door, with large areas of water or ice, depending on the season. This has greatly increased recently because of new housing added to the area. The portion of Dogwood Road west from Rolling Road is the absolutely wrong place for more development. Rezoning 7324 Dogwood Rd from MLR to OR2 will quickly exacerbate and already difficult situation.	Reed	Hellman	Opposed	Other
4-007	Duane L. Ritter has owned this property since 1979. Given the location of the subject site inside the Urban Rural Demarcation Line ("URDL"), coupled with the fact that it is served by public water and sewer, the OR 2 zoning is more appropriate than the existing MLR zoning.The Land Management Area Plan designation for this property is the Community Conservation Area and the transect designation is the T-4 zone (General Urban Zone). These designations support the OR 2 zoning proposed by the property owner. The Patapsco Park and Open Space Concept Plan, Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan support the rezoning request.	Kelly Benton on behalf of Jason vettori	Smith, Gildea & Schmidt, llc	In Favor Of	Other
4-008	The applicant is Owings Mills Investment Properties, LLC. This issue involves 2.56 acres at 10600 Red Run Blvd. It would change a dual zoned parcel currently as BMIM/BMCT to BMCT. This site is between Red Run Blvd. and the ramps from I795 to Owings Mills Blvd. This is the last remaining pad site in this area along Red Run Blvd. No explanation of the intended uses for the property was provided. Only commercial or business zoning would seem viable for this location.	Reisterstown/Owings Mills/Glyndon Coordinating Council	Mark Stewart, President	In Favor Of	Other
4-008	The property owner respectfully requests that the Planning Board adopt the Department of Planning Staff's recommendation that the zoning should be changed to BL. For the following reasons, the Planning Board does not need to further consider this rezoning request at the work session. The property owner concurs with Planning's recommendation. Owings Mills Investment Properties, LLC has owned this property for many years. It is lot 3 of the Red Run Commons development, originally a 3 lot subdivision of a 7.5 acre property. Lot I has been developed as an affordable housing project, Lot 2 as a hotel. Lot 3 which is approximately 1.44 acres has not been able to be developed because most of it is zoned ML-IM (a small sliver is zoned BM-CT). Given the location of the subject site, the BL zoning which Planning has recommended is more appropriate than the ML-IM zoning	Kelly Benton on behalf of Jason vettori	Smith, Gildea & Schmidt, llc	In Favor Of	Other
4-009	This property drains to a sensitive sub-watershed of Liberty Reservoir. This site is outside of the URDL and would require a pumping station or advance wastewater treatment to treat or to move any wastewater up to Reisterstown Road where it could flow by gravity to a sewer line leading to a City sewage treatment plant. Onsite treatment with septic systems would pose an unacceptable risk to our drinking water supply reservoir. The minimization of environmental risks outside of the URDL should be of prime concern in zoning decisions. While this location is outside our CHA community, we have felt the effects of water usage since we get water from several water towers in the area. It is important to maintain the integrity of our water supply.	Chartley Homeowners Association	Mary Molinaro, President	Opposed	Environmental/Health Concerns
4-009	The applicant is Goregolf, LLC and Tom Mitchell's golf course. The request is a change from RC4 to BL. This is a regular quadrennial application for a site that drains to a sensitive sub-watershed of Liberty Reservoir. This site is outside of the URDL and would require a pumping station or advance wastewater treatment to treat or to move any wastewater up to Reisterstown Road where it could flow by gravity to a sewer line leading to a City sewage treatment plant. Onsite treatment with septic systems would pose an unacceptable risk to our drinking water supply reservoir. The minimization of environmental risks outside of the URDL should be of prime concern in zoning decisions.	Reisterstown/Owings Mills/Glyndon Coordinating Council	Mark Stewart, President	Opposed	Environmental/Health Concerns
4-009	The applicant is Goregolf, LLC. Tom Mitchell's golf course is requesting a change from RC4 to BL. This is a regular quadrennial application for a site that drains to a sensitive sub-watershed of Liberty Reservoir. This site is outside of the URDL and would require a pumping station or advance wastewater treatment to treat or to move any wastewater up to Reisterstown Road where it could flow by gravity to a sewer line leading to a City sewage treatment plant. Onsite treatment with septic systems would pose an unacceptable risk to our drinking water supply reservoir. The minimization of environmental risks outside of the URDL should be of prime concern in zoning decisions	Reisterstown Improvement Association, Inc.	Herb Weiss, President	Opposed	Environmental/Health Concerns
4-011	The applicant is Dellcrest Properties 4, LLC and the address is indicated as being 502 Pleasant Hill Road (mapped as Dolefield Blvd.) and would change MLIM to BMIM. This application is without any justification, but the site appears to be next to heavy condominium land use with the same zoning. The extremely poor application does not support the request.	Reisterstown/Owings Mills/Glyndon Coordinating Council	Mark Stewart, President	Opposed	Other
4-012	The Choate House is on the Baltimore County Preliminary Landmark List voted by the Landmarks Preservation Commission (LPC) in accordance with Baltimore County law January 10, 2019. This gives the Choate House temporary protection until the Baltimore County Council votes to either add or not add the Choate House to the Baltimore County Final Landmarks List. If the Baltimore County Council approves this, the Choate House would have historic protection. A suggestion might be to consult a firm that could help in developing the current house with some modifications into a restaurant as they are badly needed in the Randallstown area	Combined Communities Advocacy Council of Greater Randallstown, Inc.	Tim Clark, Treasurer	Opposed	Other
4-012	Issue #4-012 is the Choate House, which is preliminarily Landmarked. As such, it is imperative that the Board take no actions that endanger the structure or the property related to this designation. (See Baltimore County Code Section 32, Title 7, Subsection 401 et seq. This parcel should honor that as a very nice restaurant and/or official tourist office and visitor site, NOT the proposed gas station.	Greater Patapsco Community Association	Kathleen Skullney, Zoning Chair	Opposed	Change in Use
4-012	The Choate House has been designated historic in three ways, County, State and by the Federal government through the National Park Service. It would be a disgrace to turn this into a gas station. This is a beautiful and valuable link to the past and would serve well as a tourist center for the County or a place where weary travelers could eat and rest, which is what it was built for, so a restaurant or a tea room would be perfect. The community has stated they would rather this building turn to dust than to see it torn down or turned into a gas station.	Liberty Road Community Council	Shirley Supik, President	Opposed	Other

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme	
4-012	The Property is improved with a structure, known as Choate House, which is on the Baltimore County Preliminary Landmarks List (BA-00015). Liberty Holdings understands the importance of this designation. Liberty Holdings had given permission to a potential purchaser, Clear Ridge Developers, Inc. (“Clear Ridge”), to file an application to rezone the Property to BM-AS for possible redevelopment of the site with a new convenience store and fuel service station. Clear Ridge had been evaluating the possibility of moving the historic structure to accommodate this redevelopment if the Property was rezoned as requested. Clear Ridge has decided not to pursue this proposal. Liberty Holdings, however, still wishes to pursue having the Property rezoned and has an interested buyer. Instead of seeking the overlay district, however, Liberty Holdings and the contract purchaser now request that the Property be rezoned to BM (Business, Major). With the completion of the extension of Owings Mills Boulevard, the Property has the potential to have vehicular access to both Owings Mills Boulevard and Liberty Road, which creates a more viable commercial parcel. The BM zone allows for a wide variety of commercial uses. The flexibility offered by this zone is essential in order to find the right end user for this Property.	Venable	Patricia Malone and Adam Rosenblatt	In Favor Of	Change in Use	
4-012	Strongly oppose modifying the zoning. The "Choate House" IS a historic property	David	Frieman	Opposed	Other	
4-013	I am the Board president of the Wyndham Commons, a 72-unit condominium regime of owners aged 55+ years of age. We requested a zoning reversion of the subject property from its current 10.5 density zoning to its original 3.5 zoning (issue number 4-013). Our request is also supported by the surrounding TAG community who has submitted a letter backing the zoning revision. It is important to note that in 2000 the CZMP denied the developer’s request to reclassify zoning of the subject property from 3.5 density to its current 10.5 density. Thereafter, the developer appealed the CZMP’s decision to the zoning Board of Appeals. The developer submitted his request for zoning reclassification to the Board on a documented site plan outside the CZMP’s comprehensive zoning process. In April of 2002, the BOA granted the request to reclassify the property based on the submitted documented site plan. Since the BOA has no inherent authority to rezone property classified in the CZMP, when the BOA overrules a decision of the CZMP it exercises authority delegated to it by the legislature. In this case, the BOA’s authority is derived from Art. 32 Title 3 Subtitle 5 of the Baltimore County Code. Nearly 20 years after the BOA decision, the lot that literally sits in the middle of our community and was supposed to house an additional 24 units for owners 55+ years of age remains undeveloped and cannot be developed in conformance with the submitted documented site plan even if section 32 allowed it to remain classified as 10.5 density because the developer and his successors are legally time barred from annexing on to the current condominium regime by the Maryland Condo Act (Exhibit 3 attached hereto) and the various Declarations recorded in the land records as fully detailed in the outline and exhibits attached hereto, Therefore, there is no possible way for the developer to comply with the documented site plan that he submitted as required by Baltimore County Code Art. 32 Title 3 Subtitle 5.	Wyndham Commons Hor Denise Taylor, Presid			In Favor Of	Development
4-013	Wyndham residents are supporting the rezoning request to downzone from DR 10.5 to DR 3.5. Please be advise that earlier letters sumbitted was incorrect because the community members were confused about the zoning request. Those letters went to PB members already. an email was send to all PB members asking them to replace the one in their paper packets with this one.	Michelle	Wilson-Johnson	In Favor Of	Development	
4-013	Wyndham residents are supporting the rezoning request to downzone from DR 10.5 to DR 3.5	Zinaida	Kublanovskaya	In Favor Of	Development	
4-013	Wyndham residents are supporting the rezoning request to downzone from DR 10.5 to DR 3.5	Sima & Leonid	Etelis	In Favor Of	Development	
4-013	Wyndham residents are supporting the rezoning request to downzone from DR 10.5 to DR 3.5	Schneider Al Life Estate	Schneider	In Favor Of	Development	
4-013	Wyndham residents are supporting the rezoning request to downzone from DR 10.5 to DR 3.5	Ruth	Ransom	In Favor Of	Development	
4-013	Wyndham residents are supporting the rezoning request to downzone from DR 10.5 to DR 3.5	Charlie H. & Rosa B.	Dodson	In Favor Of	Development	
4-014	The owner's intention is to build a storage requesting a change from a mixture of DR2/DR3.5/RC4 to ML IM. The only access to the site is apparently via Stocksdale Road off of Reisterstown Road (Main St.). There is no other commercial zoning to the west of I-795 and north of Berryman's Lane. The site is outside of the URDL and would require advanced site wastewater treatment or a pumping station to elevate the wastewater to Reisterstown Road. Environmental risks should not be ignored in this watershed that drains to Liberty Reservoir. The owner's intention is to build a storage facility for large equipment. The roads providing ingress and egress will not support heavy equipment.	Chartley Homeowners Association	Mary Molinaro, President	Opposed	Environmental/Health Concerns	
4-014	The applicant is E J B, LLC. This issue concerns 15.6 acres on Stocksdale Road that is located to the west of I-795. The request is to change RC4 to ML IM. The only access to the site is apparently via Stocksdale Road off of Reisterstown Road (Main St.). The residential nature of the neighborhood served by Stocksdale Road makes it wholly inappropriate for large trucks and equipment. There is no other commercial zoning to the west of I-795 and north of Berryman’s Lane and this would be an inappropriate precedent for watershed protection as is currently afforded by the RC4 classification. The site is also outside of the URDL and would require advanced on-site wastewater treatment or a pumping station to elevate the any wastewater to Reisterstown Road. Access to the site via Stocksdale Road must be minimized, especially for heavy construction equipment. The planned use of the site for the storage of large construction equipment does not bode well for the residents of the community along Stocksdale Road. The environmental risks of fuel spills associated with the equipment and the threat posed to Liberty Reservoir must be avoided.	Reisterstown/Owings Mills/Glyndon Coordinating Council	Mark Stewart, President	Opposed	Environmental/Health Concerns	

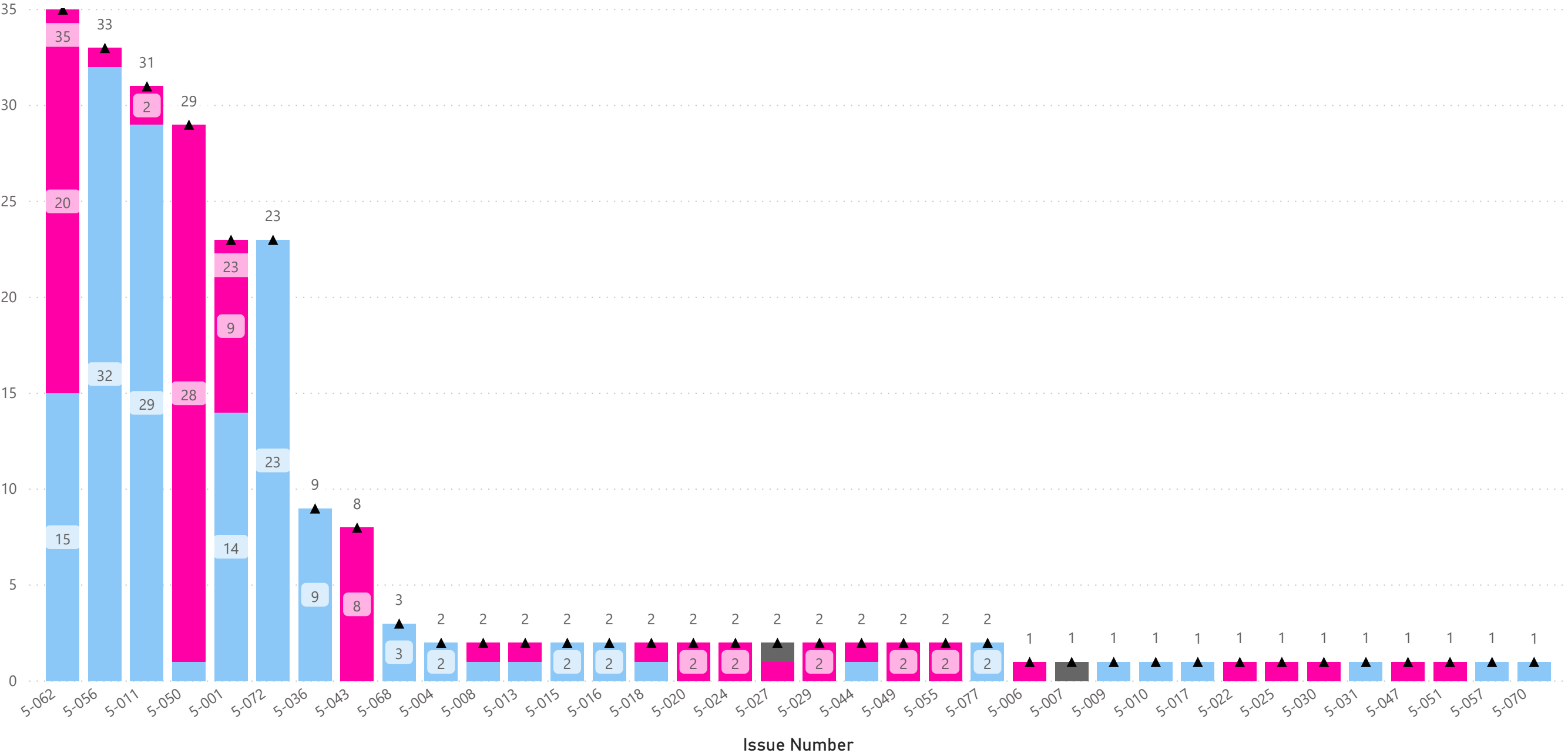
Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
4-014	The applicant is E J B, LLC. This issue concerns 15.6 acres on Stocksdales Road that is located to the west of I-795. The only access to the site is apparently via Stocksdales Road off of Reisterstown Road (Main St.). There is no other commercial zoning to the west of I-795 and north of Berryman’s Lane. The site is outside of the URDL and would require advanced on-site wastewater treatment or a pumping station to elevate the wastewater to Reisterstown Road. Environmental risks should not be ignored in this watershed that drains to Liberty Reservoir. The owner’s intention is to build a storage facility for large equipment and the roads (ingress and egress) will not support heavy equipment.	Reisterstown Improvement Association, Inc.	Herb Weiss, President	Opposed	Environmental/Health Concerns
4-014	Stockdale is a very narrow and windy street through a residential community. I can’t imagine backhoes and bulldozers being stored in a facility in the area. What a disruption to the residents there when the equipment is coming and going	Deborah	Anderson	Opposed	Traffic/Safety
4-014	This zoning change is for a company to store large equipment like bull dozers & backhoes. The roads to access this area are single lane country roads. They can not handle big equipment like this. This kind of traffic would be detrimental to the residents living on these roads.	Patricia	Gordon	Opposed	Traffic/Safety
4-014	The RC4 zoning is there for a purpose: to protect watershed. This is rural land. There is a stream that runs through the lower section of this property that feeds Liberty Reservoir. Parking construction equipment would endanger this stream. There is no street access except through the Stocksdales Ave. Community. This is an old residential neighborhood with single lane streets that are privately owned right of ways. It is difficult for delivery vehicles to navigate these streets. Construction equipment would damage adjoining properties and create a hazard for pedestrians and children in the neighborhood.. This proposed zoning change is totally out of character for this area. .	Bryan	Maynard	Opposed	Other
4-014	No property on Stocksdales Ave should have any kind commercial type zoning. Historically the road has been a farm lane with the majority of the road having only one lane access. There is a 90 degree bend in the road that is difficult for large trucks, with or without trailers, to negotiate. If two vehicles meet at certain spots in the road invariably someones property is driven on. This has also caused damage to the shoulder of the road. The road is a basically a chip and tar road and cannot handle the repeated abuse of large equipment.	Isabelle	Drenning	Opposed	Other
4-015	This represents the continuing support of the GPCA for the adjoining Liberty Road neighbors as represented by the Liberty Road Community Council (LRCC) and the Combined Communities Advocacy Council of Greater Randallstown, Inc. (CCACGR) in their work on sustaining and revitalizing their communities. Their overwhelming participation in the Liberty Road Special Study Area is clear evidence of their commitment to these purposes. Our opinion reflects how these communities see and need this greater area to be.	Greater Patapsco Community Association	Kathleen Skullney, Zoning Chair	Opposed	Other
4-015	LRCC is strongly opposed to this rezoning request.	Liberty Road Community Council	Shirley Supik, President	Opposed	Other
4-015	Strongly oppose modifying the zoning. Mainly for keeping wooded areas and green space undeveloped and avoiding potentially horrible traffic situations	David	Frieman	Opposed	Traffic/Safety
4-017	The applicant is Lyonswood Homeowners Association, Inc. The address for this request is 9307 Lyonswood Rd. The request would change 5.44 acres from DR16 to DR3.5. The intention of this application seems to be intended to limit high density development that would adversely affect vehicular and pedestrian traffic. Excessive density is not conducive to the general quality of life and also creates traffic and pedestrian risks that should be avoided.	Reisterstown/Owings Mills/Glyndon Coordinating Council	Mark Stewart, President	In Favor Of	Traffic/Safety
4-017	The area is already congested. The LHOA, Inc. is at a crossroads trying to determine who is responsible for a water pond in that area. There have been many concerns about traffic when trying to make a left-hand turn onto Lyons Mill Road from the Lyonswood entrance to the development. Just too many dangerous scenarios	Sylvia	Mack	In Favor Of	Traffic/Safety
4-017	The requested downzoning was an alternative attempt by Protestants to the proposed development to prohibit the project through re-zoning. However, it is no longer necessary to rezone the Property as the project failed to receive ALJ approval. Further, the requested zoning is otherwise inconsistent with the surrounding area and land uses and does not align with current Baltimore County goals regarding growth management. THE PROPERTY OWNER REQUESTS THAT THE RECOMMENDATION OF THE STAFF BE ADOPTED BY THE PLANNING BOARD.	Alyssa Moyers	Smith, Gildea & Schmidt, LLC	Opposed	Other
4-017	THE PROPERTY OWNER REQUESTS THAT THE RECOMMENDATION OF THE STAFF BE ADOPTED BY THE PLANNING BOARD.	Stillway Associates	Partnership	Opposed	Other
4-017	Strongly oppose modifying the zoning. Mainly for keeping wooded areas and green space undeveloped and avoiding potentially horrible traffic situations	David	Frieman	Opposed	Traffic/Safety
4-018	In favor of petition.	Combined Communities Advocacy Council of Greater Randallstown, Inc.	Tim Clark, Treasurer	In Favor Of	Other
4-018	This represents the continuing support of the GPCA for the adjoining Liberty Road neighbors as represented by the Liberty Road Community Council (LRCC) and the Combined Communities Advocacy Council of Greater Randallstown, Inc. (CCACGR) in their work on sustaining and revitalizing their communities. Their overwhelming participation in the Liberty Road Special Study Area is clear evidence of their commitment to these purposes. Our opinion reflects how these communities see and need this greater area to be.	Greater Patapsco Community Association	Kathleen Skullney, Zoning Chair	In Favor Of	Other
4-018	Strongly oppose modifying the zoning. Mainly for keeping wooded areas and green space undeveloped and avoiding potentially horrible traffic situations	David	Frieman	Opposed	Traffic/Safety
4-019	We are opposed to rezoning this site for Building Veterans Housing. This would add to the already heavy traffic problem on Liberty Road. We fully support any housing for our veterans, but think there should be a more appropriate location in the county that would not add to the overcrowding in the area	Combined Communities Advocacy Council of Greater Randallstown, Inc.	Tim Clark, Treasurer	Opposed	Traffic/Safety

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
4-019	Oppose to large facilities in the subject site	Greater Patapsco Community Association	Kathleen Skullney, Zoning Chair	Opposed	Other
4-019	Strongly oppose modifying the zoning. Mainly for keeping wooded areas and green space undeveloped and avoiding potentially horrible traffic situations	David	Frieman	Opposed	Traffic/Safety

Council District

5

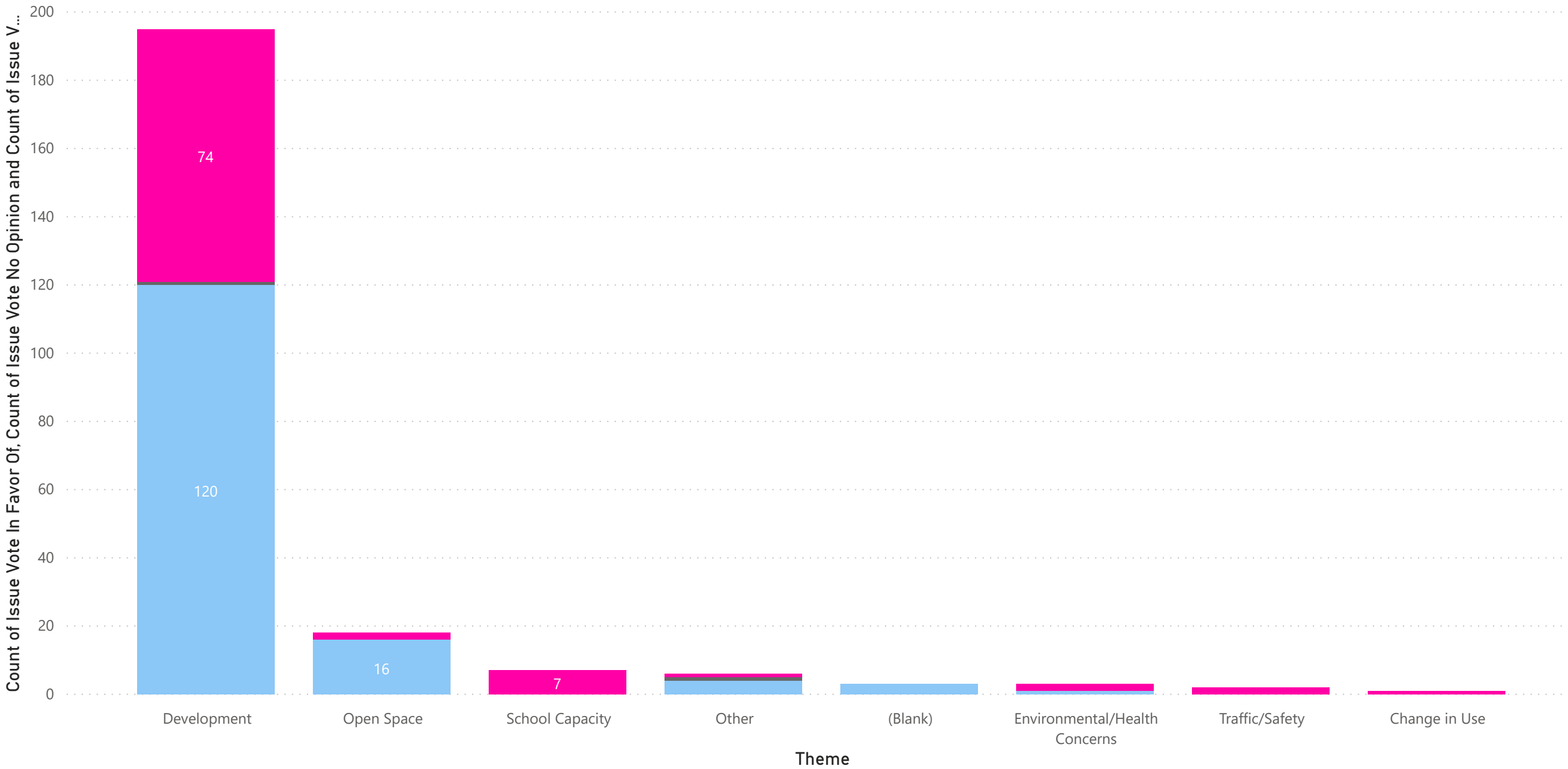
Count of Issue Vote In Favor Of Count of Issue Vote Opposed Count of Issue Vote No Opinion Total Count of Issue Vote



Council District

5

Count of Issue Vote In Favor Of Count of Issue Vote No Opinion Count of Issue Vote Opposed



Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
5-001	Towson Communities Alliance a non-profit umbrella group for over 30 local Towson communities voted to support the existing zoning	Lorrie	Geiss	Opposed	Development
5-001		David	Edwards	Opposed	Development
5-001		Lorrie	Geiss	Opposed	Development
5-001	Rezoning would be inconsistent with the existing neighborhood	Dotsie	Bregel	Opposed	Development
5-001	We ask the planning board to continue applying the same planning principles to 2020 CZMP Issue 5-001 to provide open space on existing large institutional lots, value open space as a public benefit and make Towson an enjoyable place to work, live and visit	Friends of Bosley Green		In Favor Of	Open Space
5-001	Petition in favor of pocket park signed by 21 of the surrounding residents.			In Favor Of	Open Space
5-001	Residential development through a developer that has a reputation for building residences that blend with the community is our best option	Jeanette	LeBlanc	Opposed	Development
5-001	Enclosed are also letters from West Towson and Towson Communities Alliance affirming that the neighborhood is in favor of keeping the DR 5.5 zoning.	Kate	Knott	Opposed	Development
5-001	Preserve this island of green in Towson's core	Georgia	Chantiles-Rub	In Favor Of	Open Space
5-001	84 % of Southland Hills residents support preserving the green space and precluding any future development	Monet	Chantiles-Rub	In Favor Of	Open Space
5-001		Kate	Knott	Opposed	Development
5-001	I am a past president of the Southland Hills Improvement Association and a resident for over 33 years. I am opposed to this zoning request. It will destroy the property value. The remaining parcel will no longer be able to sustain a development suitable to the surrounding neighborhood and the currently abandoned Presbyterian Nursing Home will become an environmental eyesore.	Robert	Baummer	Opposed	Development
5-001	The quality of life in any community is enhanced by the presence of parks or park-like areas. As Towson becomes more developed preserving our few remaining open spaces is essential.	Stephen	Williams	In Favor Of	Development
5-001		Patty	Williams	In Favor Of	Development
5-001		Gerry	Willse	In Favor Of	Development
5-001	The overdevelopment of Towson has a negative environmental impact and every effort should be made to preserve greenspace for our community and families.	Ryan	Taguding	In Favor Of	Development
5-001	Please, please make this a green space, park for the community!It has been such a blessing to so many families during co-vid-19.Please honor the Bosley family by making this a sanctuary for wildlife and possible gardens and center for the arts and Bycota workshops	Kathryn	Denison	In Favor Of	Open Space
5-001		Nick	Mastracci	In Favor Of	Open Space
5-001	We need to preserve what little green space we have in Towson. The shape of the lot will not support a high density of homes. Environmentally, we need the green space to help preserve water health (using the ground for filtering) we do not need more hard surfaces which could cause water flow issues down hill from the site. It is a great space that is used by many in the community as a walking area.	thomas	gayler	In Favor Of	Open Space
5-001	My family has lived across from the Presbyterian Home parcel for 90yrs / I am the 3rd generation having grown up in our house on Georgia Ct. The property was a gift the Presbyterian church, every addition to the historic mansion was paid for by local fundraising so Towson residents are entitled to want it to remain for public use. The current owner is only affiliated with the church organization and just want to make the best deal. Southland Company and Roland Pk eng intended it as centerpiece like Guilford, Roland Park, Homeland have parks. 400 Georgia Ct is the green heart of the neighborhood. Bosley mansion and stone wall are essential markers of Towson history. Current zoning far too dense to promote individual homes and townhouses are not in scale. Every scheme proposed has failed to consider view sheds, adaptive reuse, context, parking and traffic concerns. In this time of National crisis I watch as all my neighbor are remembering how blessed we are to have this green space.	Theodore	Amos	In Favor Of	Open Space
5-001	Towson needs more green space. This should be reserved as green space for families to enjoy.	Patty	Mochel	Opposed	Development
5-001		Melissa	Kirby	In Favor Of	Open Space
5-001	Downzoning is first step to preserving green space for all who live in Southland Hills and West Towson to enjoy	Barbara	Gaylor	In Favor Of	Open Space
5-004	Towson Communities Alliance a non-profit umbrella group for over 30 local Towson communities is in support of the downzoning to DR 10.5 NC 3.01 and OR 2 .05	Lorrie	Geiss	In Favor Of	
5-004	Opposes the Forest Buffer Request Letters sating the same attached from Towson Communities Alliance, Campus Hills Community Association, Harris Hills Condominium Association and the Northeast Towson Improvement Association.	Elizabeth	Miller on behalf of t	In Favor Of	Environmental/Health Concerns
5-006	I am concerned that if the requested zoning is approved it will creat non conforming uses for 98% of the homeswithin the parameters of this request.	Jack	Dillon	Opposed	Development
5-007	I am concered about how the proposed zoning change will impact ny property,	Fabiola	Nathan	No Opinion	Development
5-008	area is growing too fast and too congested	Donna	McCausland	Opposed	Development
5-008	Mr. Rupprecht seeks to rezone the Property in order to permit him to finish the infill development he was already undertakingwhen the property was downzoned during the 2016 CZMP	Jennifer	Busse	In Favor Of	Development
5-009	Petitioner intends to raze the existing buildings and ultimately market the property for either automotive service station with a car wash and convenience store combination or other uses that are permitted in the BR. Proposed property is compatible with surrounding zoning of ML and BL respectively.	Neil	Lanzi	In Favor Of	Development
5-010	Petitioner would like to reclassify the property from DR 3.5 to BM to accommodate his growing cargo business at this addres which is also his home.	Neil	Lanzi	In Favor Of	Development
5-011	current use is violation and moving through the court system	Gloria	Kelly	Opposed	Other
5-011	This petitioner has stated in report a construction storage building. Are you kidding me? They are operating a commercial business there, since the zoning was changed. please see artched	gloria	kelly	Opposed	Development
5-011	I have know this property since it was an 84 Lumber as a commercial property. I have a client who maiontains a business there. It is well maintaiined and is a great commercial property.	Ulysses	Yates	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
5-011	I am in favor of the requested zoning change. Prior to being downzoned in the last cycle, this parcel has long been commercially zoned. It has neighboring ML-IM zoned property. The parcel is already developed for commercial use. ML-IM zoning is consistent with the Master Plan. Baltimore County benefits from having ML-IM zoned properties. This land (shape, size, location) is not appropriate for residential development; the assigned elementary school is at 129.37% capacity. DR 3.5 zoning is inconsistent with the best use of this parcel."	Paul	Redding	In Favor Of	Development
5-011	I am in favor of the requested zoning change. I am an employee at the company that operates on this property. I am also a local constituent who is very worried if we are rezoned I may lose my job at a time when the nation's unemployment is already at record numbers. I live 10 minutes away and appreciate the fact that I can drive to work without getting on 695 and adding to the rush hour traffic.	Matt	Hall	In Favor Of	Development
5-011	This property has always been a commercial property since I moved here 20 years ago. The owner of the property has always been very neighborly and has repoded well to any comments I have had. They operate in a very nice manner and I look forward to having them continue as a neighbor. In particular they have been very good about maintaining trees on the property including recently planting along Fitch Ave	Lawrence	Hare	In Favor Of	Development
5-011	I am in favor of the request for the zoning change. I operate a small business out of the location, and would like to continue to do so. We currently empoly 9 local residents. For the past two years we have operated here, we have only recieved positive feedback from the community. We've helped with snow removal, and have recently improved the landscaping with tree planting at the neighbor boundary. As long as the zoning changes proceed there are many additional improvements to the property planned. The property is perfect for our business and centrally located to all our employees.	Bradley	Rockstroh	In Favor Of	Development
5-011	I am in favor of the requested zoning change. As an employee and county resident, I am able to commute to work and get exercise via bicycle thanks to my employer being located here. If the zoning were to cause my employer to move, I might be forced to find another job during a time when work is scarce, or commute to work in a car which is a more dangerous and expensive means of travel. Also, I would lose opportunities to work on my personal fitness before and after work.	Paul	Janiszewski	In Favor Of	Development
5-011	I currently work at this location and I'm very happy to live close to my work place. I dont have to get on any highways. This job is important to me , especially with what's been going on due to the coronavirus and if they had to leave it would propbably result in my unemployment . So please change the zoning back to commercial, like it was since I can remember. (Perry Hall resident for 52 years.)	Jeffrey	Dimattei	In Favor Of	Development
5-011	I am in favor of returning the zoning to the original status. There is no need for additional residential development in this area, plus you would be closing an existing business, thus losing much needed taxes.	Paul	DeJuliis	In Favor Of	Development
5-011	My son has started this business a few years ago and has worked hard to grow it. He and his partner have provided employment opportunities for residents that live in the county.	John	Rockstroh	In Favor Of	Development
5-011	I am in favor of zoning this for business. I worked at this location for eight years until persistent, false complaints and accusations by someone in the neighboring area forced us to relocate. The office staff was harassed on a regular basis by phone calls from a wooman who would complain, use vulgarity and continually verbally abuse whomever answered the phone...all for no reason. My employer's forced relocation has also caused a hardship on my family because my son's school is now at least thirty minutes further away from our new location. My son has special needs and must go to this school; a 40 minute commute (on a good day) is now well over one hour daily. Also, I grew up in the area and knew this location as 84 Lumber most of my life. Both 84 Lumber and my employer, while located there, kept the property neat, clean, and operated within all local and state guidelines. I write this for consideration in approving the property to continue to operate business there.	Deborah	Kuessner	In Favor Of	Development
5-011	I am in favor of the requested zone changes. I am aware that the current business on this property employs numerous local residents. The property is always well-kept and the owners strive to maintain positive relationships with neighboring residents.	Danielle	Russell	In Favor Of	Development
5-011	I am an employee that works the buisiness that operates on this property. Im a local resident, and worry if the zoning is changed i could lose my job at a time when unemployment is very high.	Stephen	Wallace	In Favor Of	Development
5-011	This area provides a location for small business to operate and give jobs to the community. I think now more than ever it is important to help small business and their employees. These businesses provide crucial opportunities for their employees and offer essential services to the community. I believe these businesses will only continue to help the community.	Adam	Engelhaupt	In Favor Of	Development
5-011	this is an industrial area and provides much needed jobs to the working men and women of Baltimore County. We need more areas zoned like this one to bring jobs and tax revenue to the county.	donald	stone	In Favor Of	Development
5-011	I am in favor of small businesses growing. More small businesses are needed in Baltimore County and it would be a loss for the county if this small business could not be established because of a zoning question	Donna	Liberatore	In Favor Of	Development
5-011	I am in favor of the parcel being zoned for business. I was employed for a business who resided at this location for 3 years. The company kept up regularly with maintenance of the property and the buildings. It's a great location, walking distance to Fullerton Plaza and easily accessible to the beltway. Due to unfortunate circumstances of false complaints, the business I was employed with had no choice but to relocate which has caused major changes to my commute both to work and to my children's schools. As a community, I think this land would be beneficial to be zoned as commercial to help employment opportunities in the area stay available. If this property is zoned for residential, it would only contribute to overcrowding in the schools and lead to other issues with insufficient utility infrastructure and a drastic increase in traffic.	Kim	Mryncza	In Favor Of	Development
5-011	The subject property Issue 5-011 had been zoned ML- IM and used as an 84 Lumber Company up to 2016. In 2016 the commercial property was rezoned to DR 3.5. The building still has the same 84 Lumber blue and white painting. This is clearly a commercial property with commercial uses and the commercial zoning should be reinstated on the property. The downzoning was raised in an attempt to address issues of the properties proximity to residential uses on Saint Thomas Drive. The rezoning to residential for the entire was not appropriate. The commercial zoning should be reinstated in order to allow the business to continue.	Pat	Keller	In Favor Of	Development
5-011	Clearly the area is a commercial area and the existing business provides jobs and tax revenue.	Matt	Rockstroh	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
5-011	I have lived in this neighborhood for more than 30 years. This property has always been zoned as commercial. Once 84 Lumber closed, another, very lucrative business bought the property. They were forced to relocate due to the zoning issues, which seems unreasonable considering that particular part of the neighborhood has bustling commercial presence. There are 3 very busy shopping centers, and other revenue generating businesses. This is on a dead end street and has a storage facility at the end of this street. The property has made improvements over the years. Many of the employees that worked here are now faced with having to take several buses to the new location to get to work. Many live in the neighborhood and this was a convient location to work. The business brought much needed employment to the area and revenue to the neighborhood. Just the taxes that a business would pay to the State and the County is reason enough to keep this as a commercially zoned property	Paula	Kuessner	In Favor Of	Development
5-011	I am in favor. Business provides jobs and tax revenue.	Mastracci	Nick	In Favor Of	Development
5-011	I previously worked for a company whose business was recently disrupted and uprooted because of consistent complaints from a nearby neighbor. The employees Took great care in keeping the property in adherence with state and county and guidelines. It was their top priority. I am previously from the area and often shopped at 84 Lumber. Putting housing in this area will only add to the already overcrowding in the surrounding area. Especially being so close to White Marsh, which has totally been overbuilt causing unnecessary traffic. Not to mention, during these critical times, moving businesses in this area would cause people to lose their jobs.	Melissa	Myer	In Favor Of	Development
5-011	more small businesses are needed, not fewer. this company provides jobs and group health insurance to its employees. This company takes great pride in the work they do and the opportunities it offers to its employees. This business should be approved to continue its work in this location.	DENISE	PAPAROUNIS	In Favor Of	Development
5-011	Great Company and great people	Timothy	Knight	In Favor Of	Development
5-011	As the landscape contractor for this property. The owner has gone over and above to make sure the property is well maintained. Clearly the area is a commercial area and the existing business provides jobs .	Dan	Trupia	In Favor Of	Development
5-011	This property is well kept and now served as an incubator for new companies under the proper zonining. Return the zoning.	Timothy	Cahill	In Favor Of	Development
5-011	I am in favor of the zoning change. My son and his partner have been operating their business out of this location for a couple of years. All of the employees working in this business reside in Baltimore County. The property has been improved and maintained since this business has been onsite. Additionally, the business has employed Baltimore County police officers and teachers, as well as National Guard Reserve individuals, to help them supplement their income. Their business provides services to many of the local businesses in the County. The services they provide protect our environment from undue waste. I have been employed at a Baltimore County cemetery that is privately owned for over 25 years. There is no doubt that the business on this property will provide more and more jobs to the community for years to come.	Dolores	Rockstroh	In Favor Of	Development
5-011	At a time when jobless rates are the highest they've been in my lifetime, closing a viable business in favor of more homes is the wrong decision. Schools are overflowing and traffic on Belair Rd is ridiculous - why add to that? Providing employment is a necessity for our community to grow. I moved to the area in 1967 and can remember seeing the 84 Lumber sign in that location for years. There's no reason that this should be an issue this many decades later.	Nancy	Hall	In Favor Of	Development
5-011	I am in favor of the requested zoning changes, I have worked for and been provided services by businesses operating with in the zones that are directly effected by this issue. Some of these businesses provide part time work for first responders to help them make ends meet. Losing these businesses would be detrimental not only to the owners and the community but to those they support as well	Jonathan	Honeycutt	In Favor Of	Development
5-011	I am in favor of the zoning change, returning it to its's original zoning. The property is well maintained and the owners/employees are conscientious of surrounding neighbors. This small business is well located and draws employees from the local community.In addition theowners and employees support surrounding local businesses.	Patricia	Redding	In Favor Of	Development
5-013		Tom	Macris	In Favor Of	
5-013	neighborhood petition against commercial encroachment into neighborhood Petition has 19 signatures	Kevin	Burns	Opposed	Traffic/Safety
5-015	The property owner/applicant requests that the reccomendationof the staff be adopted by the planning board	Lawrwnce	Schmidt	In Favor Of	Other
5-015	THE PROPERTY OWNER/APPLICANT REQUESTS THAT THE RECOMMENDATION OF THE STAFF BE ADOPTED BY THE PLANNING BOARD.	Michele	Altieri	In Favor Of	Development
5-016	Property was downzoned to DR 2 during 2016 cycle. Property owner believes, bassed on the uses and zoning around her that her zoning should be returned to DR 5.5	Jean	Emge	In Favor Of	Other
5-016	Property was downzoned in error in 2016 and should be reinstated to its former DR 5.5 zoning. Surrounding uses are more intense and zoned DR 5.5.	Mark	Segall	In Favor Of	Other
5-017	allow additional parkingfor tenants at 1744 E.Joppa Road.	tom	Macris	In Favor Of	Development
5-018	property was rezoned In error in a previous CZMP cycle	Tom	Macris	In Favor Of	Other
5-018		Cromwood	Coventry	Opposed	Change in Use
5-020	Towson Communities Alliance, the umbrella group that represents the 30+ neighborhoods of Towson opposes the change from BM, BR to BR-AS on this site. We also oppose the the adjoining 5-024 for the same reason. This area does not need more, larger gas stations. We also believe that the current Royal farm gas station will become an abandoned Brownfields site that ultimately becomes the problem of its residential neighbors.	Michael	Ertel on Behalf	Opposed	Development
5-020	This request is incredibly inconsistent with the goals and objectives of the Commercial Revitalization District in which it is located. There are at least five gas stations within a quarter mile of this location. The location is within a hundred and fifty feet of a historically bad intersection and a large Royal Farms store would only make it much worse. There is work being done (Councilman Marks' Loch Raven Task Force) to create a plan for the area and this would put all that work in jeopardy.	Peter	Moulder, on b	Opposed	Development
5-022	I am vehemently opposed to a change in zoning. As a residential owner of 9610 Magledt Road, I have witnessed an increase intraffic and resultant noise near the parcel.	geraldine	gordon	Opposed	Traffic/Safety
5-024	Towson Connumities Alliance, the umbrella group that represents the 30+ neighborhoods of Towson opposes the the change of zoning from BM to BR-AS. The Loch Raven residential communities do not want another gas station in this area. They also fear that the current Royal Farm store and gas station at East Joppa and Pleasant Plains will become an abandoned Brownfields site. Another large gas station is not needed in this area.	Michael	Ertel of Towso	Opposed	Development
5-024	This request is incredibly inconsistent with the goals and objectives of the Commercial Revitalization District in which it is located. There are at least five gas stations within a quarter mile of this location. The location is within a hundred and fifty feet of a historically bad intersection and a large Royal Farms store would only make it much worse. There is work being done (Councilman Marks' Loch Raven Task Force) to create a plan for the area and this would put all that work in jeopardy.	Peter	Moulder (for t	Opposed	Development

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5-025	The petitioners had recently requested a Special Exception so that they could tear down the existing structure and erect a Valvoline Instant Lube location. The Board of Appeals held for the protestants in the case and denied the Special Exception holding that the use was inconsistent with the location in a Commercial Revitalization District among other things.	Peter	Moulder (for t	Opposed	Development
5-027	concerned that her property is being included in issue mistakenly	Donna	Willis	No Opinion	Other
5-027	Our property abuts the Fullerton Plaza shopping center. Although we consider the site an assettothe neighborhood we are opposed to any zoning change under Community Core Center. Our are is already overdeveloped, area traffic is hazardous, noisy,and continual, our schools are overcrowded, there is no green space should housing be allowed, and the zoning change will not do anything to add to our quality of life. Before the virus hit, we had been talking to neighbors in the Fitch Ave, St. Thomas, and St Marys Dr area and all oppose the change. Unfortunately because ofthe virus we could not gather a petition.	Donna	Willis	Opposed	Development
5-029	As with Issue 5-027, this Core Community Center change will only add more development to an already overdeveloped area.	Donna	Willis	Opposed	Development
5-029	Our property abuts the Fullerton Plaza shopping center. Although we consider the site an assettothe neighborhood we are opposed to any zoning change under Community Core Center. Our are is already overdeveloped, area traffic is hazardous, noisy,and continual, our schools are overcrowded, there is no green space should housing be allowed, and the zoning change will not do anything to add to our quality of life. Before the virus hit, we had been talking to neighbors in the Fitch Ave, St. Thomas, and St Marys Dr area and all oppose the change. Unfortunately because ofthe virus we could not gather a petition.	Donna	Willis	Opposed	Development
5-030	Towson Communities Alliance is the neighborhood umbrella group that representsd the 30+ neighborhoods of Towson. We are opposed to the Zoning change to BR CCC. Kimco Properties is asking for carte blanche zoning here for some future,possible use that we feel would be much better served as a PUD where there is community input on what potentially be built at this site which is currently a grocery store, drug store and bank site. BR CCC allows for more intense uses and we want that vetted through a PUD if the owner decided to re-develop the property.	Michael	Ertel on behal	Opposed	Development
5-031	requested zoning would provide buffer and appropriate use of BM	Michael	Tanczyn	In Favor Of	Development
5-036	Please preserve this parkland for MANY years to come! Thank you!	tracey	marcantoni	In Favor Of	Open Space
5-036		Green Towson	Alliance Radeb	In Favor Of	Open Space
5-036	radebaugh park should be designated NC	Carol	Newill	In Favor Of	Open Space
5-036	It is critical to preserve open space in Towson.	Meg	McFadden	In Favor Of	Open Space
5-036	would preserve open space for famillies	Vandana	Bapna	In Favor Of	Open Space
5-036	Towson Communities Alliance a non-profit umbrella group for over 30 local Towson communities supports the down zoning to DR1 NC	Lorrie	Geiss	In Favor Of	Development
5-036	On behalf of the Aigburth Manor Association of Towson we support the proposed re-zoning of the Radebaugh Park property DR1-NC. This is certainly the appropriate designation for the current and future improved neighborhood park.	Devin	Leary	In Favor Of	Development
5-036	On behalf of the Aigburth Manor Association of Towson we support the proposed re-zoning of the Radebaugh Park property DR1-NC. This is certainly the appropriate designation for the current and future improved neighborhood park.	Devin	Leary	In Favor Of	Development
5-036	I support the propsed re-zoning of Radebaugh Park property DR1-NC. Please preserve Radebaugh park from future development. We desparately need parks in Towson and we need this new park for now and in the future. Thank you.	Joseph	Schamp	In Favor Of	Development
5-043	Need to know what type of residential	Gary	Payton	Opposed	Development
5-043	need more info	Susan	Payton	Opposed	Development
5-043	congested area for more apartments. oppose section 8.	vicki	stone	Opposed	Development
5-043	TOO CONGESTED FOR ADDITIONAL APARTMENTS ON THE ODD SHAPE LOTS.	DAVID	STONE	Opposed	Development
5-043	leave tiny piece of heaven alone	Shirely	Traversy	Opposed	Open Space
5-043	Too congested already. Schools in the area are already overcrowded. Further development will create more traffic.	Patricia	O'Shea	Opposed	Development
5-043	Downzoning the properties would penalize those who have not yet developed and would de-value their investment.	nancy	Weitzel	Opposed	Development
5-043	Please maintain the DR 5.5 zoning for those of us who have lived here for a long time and would like to redevelop.	William	Dunn	Opposed	Development
5-044	Towson Communities Alliance a non-profit umbrella group for over 30 local Towson communities supports keeping the existing zoning	Lorrie	Geiss	In Favor Of	Development
5-044	The Oakleigh Pet Cemetary is a part of our shared history as Baltimoreans and Marylanders. Please protect Oakleigh for what it is: a pet cemetary that generations to come will acknowledge as part of history.	Heather	Fuller	Opposed	Development
5-047	The area proposed for rezoning is a quiet area for neighbors to walk and stop and talk. What ever happened to having a little nature in your neighborhood.	Rosemary	Ward	Opposed	Open Space
5-049	I own the property at 1901 East Joppa Road (ID#0902206385). My property is sited on the south-side of Joppa Road, between Bob Davidson Ford & NTB/Merchant's Tire. The consequence of re-zoning and development due to #5-049 is additional flooding of the open stream at the southern, rear of my property. This open stream is an easement OWNED by Baltimore County. This stream is migrating, causing a 'caving-in' to paved parking lot, and causing a threat to footings. This stream was supposed to be 'piped' and covered by the County. The County is responsible for maintenance;... no such maintenance for years! Also, in 2008, 2012, 2016, and recently 2020, I have requested that a 'sliver' of BL zoned land on my property be corrected to BM. The Dept of Planning agrees that the BL 'sliver' is an error! Please make the correction.	Michael	Besche	Opposed	Development
5-049	With respect to the 'sliver' of incorrect BL zoning at the rear of my property, I am submitting an attachment to clarify. I have 'yellowed' the sliver that needs to be corrected to BM. You'll note that the bulk of my property is BM. You'll also note that the properties flanking my property is zoned BM. I have met with, and corresponded with, Department of Planning several times during 2008, 2012, 2016, 2020. Please don't make me wait another 4 years. Please make the correction;... change the 'sliver' of BL to BM.	Michael	Besche	Opposed	Development
5-050		Bill	Fleming	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
5-050	Towson High School is 360 students over capacity. We have a County Executive going to Annapolis begging for funds to reduce overcrowding in Towson and other schools while his planning people refuse to lower the number of houses per acre on land where students would attend that school. The Department of Planning wants to keep it throughout that area at 5.5 properties per acre. Does that make sense with what the County Executive wants? Reduce it to DR1!!!	Tom	Lattanzi	Opposed	Development
5-050	We need to reduce this to DR1. Towson Highschool is already over capacity by 350+ students. We will also loss a great deal of natural habitat due to this rezoning. The quality and appeal of our neighborhood would be greatly diminished.	Justin	Sirois	Opposed	Development
5-050	I strongly oppose this rezoning proposal that would introduce a major change in housing density on Malden. Currently the area is single family homes on modest but comfortable1/4 to 1/2 acre lots. The proposal to put up to 5 homes on an acre is very different. Furthermore the are proposed is part of the Herring Run watershed and contains what little natural habitat is left. We experienced considerable displacement of wildlife into our yards and increased flooding when similar development on a nearby golf course occurred a few years ago. This proposal will only further exacerbate these problems. Finally such a change will create the potential for even more overcrowding of our local schools (Towson High, Stoneleigh EM). Thank you for consideration of these comments	Anthony	Lehman	Opposed	Development
5-050	I oppose this re-zoning proposal. The roads and schools in this area are not equipped to handle the increased density and traffic that would result. It would also be detrimental to the nearby Herring Run natural area.	April	Studeney	Opposed	Development
5-050	Towson High School is 360 students over capacity. We have a County Executive going to Annapolis begging for funds to reduce overcrowding in Towson and other schools while his planning people refuse to lower the number of houses per acre on land where students would attend that school. The Department of Planning wants to keep it throughout that area at 5.5 properties per acre. Does that make sense with what the County Executive wants? Reduce it to DR1!!!	Ernest	Pittman	Opposed	School Capacity
5-050	We need to reduce this to DR1. Towson Highschool is already over capacity by 350+ students. We will also loss a great deal of natural habitat due to this rezoning. The quality and appeal of our neighborhood would be greatly diminished.	Christine	Osenburg	Opposed	School Capacity
5-050	We just moved to the neighborhood (about 6 months ago) and would hate to see any over development of the area that would compromise and/or disturb the natural habitat around the neighborhood. We moved here for the quiet, quaint, safe neighborhood filled with lots of nature and keeping the current zoning of 5.5 units per acre would further stress the environment and infrastructure which we are opposed to.	Maura	Kovacic	Opposed	Development
5-050	The area under consideration has always been a semi-wooded greenspace, known to joggers, bikers, dog walkers, and families with children. It's walked because there's little traffic, and one has the opportunity to see woods, gardens, birds and other native animals, safely, and at a casual pace. An increase in traffic would be negative to those who currently enjoy the area. The current lack of attention to road maintenence on Litchfield, Maldon, and Parkway, roads servicing the area is noticable to all neighbors and those using these roads. We don't nneed additional wear on roads that aren't currently maintained. The deer population is at an untenable number now. Damage from deer browsing has increases significantly since the building of the gated community at the top of Sherwood, and with it, the elimination of former habitat. Derr are moving into the neighborhoods. Lyme's is mor common. I've been diagnosed and treated twice. It's not fun for adults or children.	John	Gregg	Opposed	Development
5-050	We just recently moved to this neighborhood to start our family in a quiet and safe neighborhood and therefore are strongly opposed to this. We do not want loss of natural habitat among Herring Run, overcrowding, additional traffic, or additional overcrowding at the local schools.	Courtney	Turner	Opposed	Development
5-050	We need to keep the green space in Idlewylde! Please make the zoning DR1 so the "country lanes" of Maldon and Parkway Roads remain the walking, biking, nature viewing places they currently are. I remember county executives promising to improve older neighborhoods. Improvement means zoning this area DR1. Our schools are already overcrowded, our roads can't handle more traffic. When Stoneleigh Summit was built, many animals lost their habitats, woods were torn down, the bucolic atmosphere changed. People from surrounding neighborhoods of Stoneleigh, Anneslie, Loch Hill and Rodgers Forge enjoy walking in Idlewylde. We have lived here for 45 years and still enjoy this bucolic space each day on our walks. Listen to the residents who already live here, and not developers who care only about lining their pockets.	Karen	Lattanzi	Opposed	Development
5-050	I, as a resident nearby oppose this because our schools are already overcrowded and roads are in too poor shape already.	Kyle	Osenburg	Opposed	School Capacity
5-050	As nearby resident, I would like to see this plot of land remain as natural possibly. I am afraid the Herring Run Watershed would be negatively impacted if too many homes are developed on this beautiful space. Along with environmental impacts, overcrowding of schools is also a great concern.	Sharon	Platek	Opposed	School Capacity
5-050	This is an issue of great importance to the northern half of the Idlewylde neighborhood. The area in question abuts two narrow, poorly maintained roads (Maldon and Parkway) accessed via two other narrow, poorly maintained roads (Litchfield and Sherwood). It is a mature woodland with oak, tulip poplar, and beech trees sitting astride a branch of Herring Run which is already heavily stressed during moderate to heavy rainfall. The current permitted density was established at a time when a there were fewer cars per household and there was considerably less concern about the natural environment. To continue to allow it would be irresponsible.	James	Hunt	Opposed	Environmental/Health Concerns
5-050	Down grading this zoning is essential in order to keep the integrity of the community as well as prevent further harm to herring run. Furthermore the current local school is already overcrowded and with further development that would become even worse. The infrastructure for this neighborhood is not equipped to handle the development of these properties at their current zoning.	COOPER	POLLARD	Opposed	School Capacity
5-050	It would be a CRIME to develop the land in question. Please spare the last remaining woodlands on this road. It has neen protected by the owner to keep nature alive , im sure we have enough homes available in the area, adding more homes iwould be senseless and reckless	Bruce	Dombeck	Opposed	Development
5-050	It is important to preserve, rather than develop, green spaces in the Idlewylde neighborhood, not only for aesthetics, but also to preserve habitats for our many native species that call these woods home. Over-development would reduce this already shrinking woodland and lead to increased pollution in the area and to the nearby waterways. This would undermine existing erosion control and conservation efforts. These properties should be rezoned to preserve the natural beauty of this environment.	Erika	Gattens	Opposed	Environmental/Health Concerns
5-050	I strongly oppose the current DR 5.5 and ask that the zoning be changed to DR1. Our schools are already over capacity. Please do not overcrowd this street with Condos, townhomes and more traffic.	Melanie	Sturgill	Opposed	School Capacity

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5-050	I strongly oppose the current DR 5.5 and ask that the zoning be changed to DR1. Our schools are already over capacity. The natural vegetation houses many animals and birds that lost their homes when Stoneleigh Summit was built. I walk there everyday and have always enjoyed the peacefulness of the area. Please do not it with Condos, townhomes and traffic.	Cathy	Dolan	Opposed	School Capacity
5-050	Enough is enough! When are we going to stop bending over to developers who only want to line their pockets. No consideration is given to the residents concerning traffic, overcrowding our schools and disturbing the natural vegetation.	Brian	Dolan	Opposed	Development
5-050	I reside on Parkway Road and moved to the area because of the local natural beauty. We lost significant natural tree cover and bird habitat with the development on Sherwood RD. We do not need additional development in the neighborhood. We already have an issue with overcrowding of schools, traffic and road access. This acreage is enjoyed for local walkers and bikers, who pass by on Maldon to enjoy the feel of a natural environment, to see birds, an occasional fox or deer. Please alter the zoning to protect this area from further exploitation.	Suki	Parks	Opposed	Development
5-050	It is obvious for many reasons that this parcel is zoned improperly. The only argument otherwise involves greed an stupidity. The watershed environs is an area that should not be given over to further deterioration. Population density continues to bring down the quality of life of the Towson area. Specifically alarming is the very stupid building up of this area. There is no intelligent plan for quality of life and environment. This is another instance of the work of inept people who are incapable of engendering values worthy of consideration. But let me tell you what I really think...	Gary	Backhaus	Opposed	Development
5-050	There are multiple reasons the zoning should be reduced. The access road is small, over crowding in our schools, and. watershed issues. Additionally, the area is vibrant part of our community where neighbors walk and congregate. There is a great deal of wildlife in this area that building will destroy.	Deb	Gadsden	Opposed	Development
5-050	Our family lives on Maldon Rd. right next to the area being proposed for rezoning. This land is mostly wooded, with just a few houses currently. The zoning should be reduced to keep it that way. As many neighbors have pointed out, this area is a refuge for wildlife as well as the many residents of Idlewylde who walk through everyday for that very reason. A big swath of the woods was already destroyed when Stoneleigh Summit was built several years ago. If developers are allowed to clear the rest of the forest, it will no doubt erode the hillside further, pollute the creek, and destroy what little habitat is left for the wildlife. Please don't allow that to happen.	Jesse	LaBuff	Opposed	Development
5-050	I am opposed to re-establishing a 5.5 zoning for this area. I am in support of rezoning this area as 1.0. The properties are unique for our area in many ways. They afford one of the last remaining forested sections after having lost much to recent nearby development. These properties abut a tributary of the Herring Run, and provide a valuable buffer for flooding and home to wildlife. This section of stream was only recently restored by the County at no small expense. This would all be lost with any subsequent development and future downstream destruction would follow. These properties, as they are now are an asset to the entire Idlewylde and Stoneleigh communities as well as to present and future owners of the lots. Please allow for the necessary steps to be taken to preserve them as they are.	Robert	Harrell	Opposed	Development
5-050	I oppose the re-establishing a 5.5 zoning for this area. The natural hillside wooded property backs directly up to a Herring Run tributary. The development of this property would stress the natural environment with increased run off and pollutes. The preservation of the property should last long into the future; any development now would be shortsighted. Beyond, the natural environment the Maldon rd, and the Litchfield rd do not have the infrastructure to support additional development.	Nick	Kovacic	Opposed	Development
5-050	The Green Towson AllianceThe Green Towson Alliance advocates for a downzoning to the lowest possible residential density (DR1 or DR2) in Issue Number 5-050.	Beth	Miller	Opposed	Development
5-050	I am strongly opposed the current DR 5.5 and urge the zoning be decreased to DR1. Keeping the area DR 5.5 would only add to the strain on the school system, traffic, etc that is currently being felt by overcrowding of our area.. There environmental concerns to consider as well as the property backs to the Herring Run tributary. Please consider changing this area to DR1 so we can keep this tiny area of wooded property as is. Changing to DR 5.5 would negatively impact our community in so many ways.	Jennifer	Fordham	Opposed	Development
5-050	Strongly opposed. There is no need to create further issues in resolving already overcrowded schools. The wildlife & wooded areas would be destroyed by over-development	Leigh	Torrence	Opposed	Development
5-051	The property located at 5418 Forge Road is large enough to accommodate two single family homes. As such, property owner is requesting that the proposed zoning be amended to include DR 2.	Roger	Poore	Opposed	Development
5-055	On behalf of the Towson Communities Alliance (formerly GTCCA). We are the the Umbrella group for the 30+ Neighborhoods of Towson. We believe that this area should be down zoned to DR 3.5. We need to keep the residential character of this historic African American neighborhood.	Michael	Ertel of Towso	Opposed	Development
5-055	I support downzoning these properties to DR3.5 to preserve the character of this community. Nearby development puts pressure adjacent communities that can disrupt their quality of life. Zoning that supports single family detached homes in this area is appropriate.	Elizabeth	Miller	Opposed	Development
5-056	Towson Communities Alliance a non-profit umbrella group for over 30 local Towson communities supports no drive throughs between Dumbarton and Overbrook Road	Lorrie	Geiss	In Favor Of	Development
5-056	Support local business and no-drive thrus on this stretch of York Road	William	Shaughnessy J	In Favor Of	Development
5-056	The creation and implementation of a CZMP will allow our area to maintain the character of our small commercial district and supporting small, local businesses such as The Charmery and Stoneleigh Lanes. Our community should not be required to spend resident membership dollars continually to defend against special exception hearing processes...assuming we even catch them in time.	Rodgers Forge	Community As	In Favor Of	Development
5-056	No drive thrus or fast food joints or hookah lounges or big box stores. Maintain the integrity and charm of our area.	Karen	Rodriguez	In Favor Of	Development
5-056		Regan	Duguid	In Favor Of	Development
5-056		Kate	Knott	In Favor Of	Development
5-056	The appropriate zoning will allow our area to maintain the character of our small commercial district and supporting small, local businesses such as The Charmery and Stoneleigh Lanes. Our community should not be required to spend resident membership dollars continually to defend against special exception hearing processes...assuming we even catch them in time.	Karen	Rodriguez	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
5-056	The Anneslie Community Association Board supports zoning that preserves our pedestrian-oriented commercial area, which supports local businesses. We do want 2-3 story mixed-use buildings with retail on the ground floor. We do not want big box stores, cookie-cutter national chain stores or fast food restaurants with drive-thru's that will generate large amounts of traffic and put our children who walk to school in danger. There does not appear to be a zoning classification that meets the needs of this area. Either a new zoning use designation needs to be created or a specially legislated zone needs to be established to protect the character of our neighborhood's commercial district.	Elizabeth	Miller	In Favor Of	Development
5-056	I support local businesses and no drive throughs on this section of York Road.	Karen	Karnes	In Favor Of	Development
5-056	I am in favor retaining the historic, small business dominated, pedestrian friendly nature of York Road in this area and support down zoning as necessary to ensure this.	Nick	Hoover	In Favor Of	Development
5-056	As a 20 year resident of Rodgers Forge I wholeheartedly support this issue. Rodgers Forge and Anneslie are very desirable neighborhoods because there are no drive-throughs restaurants, big box stores, etc. The Starbucks on York & Register is a menace. Please do not destroy our walkable neighborhood. Put people before profit.	Sharon	Davlin	In Favor Of	Development
5-056	i agree with the Towson Communities Alliance a non-profit umbrella group for over 30 local Towson communities supports no drive throughs between Dumbarton and Overbrook Road	Deborah	Kreipl	In Favor Of	Development
5-056	Opposed to downzoning as a way to prevent drive throughs	Erin	Tuel	Opposed	Development
5-056	Starbucks drive through has negatively affected traffic and nature of traditional neighborhoods	Bryan	Fick	In Favor Of	Development
5-056	Citizen of Rodgers Forge. Please do not add to the congestion by adding more businesses with drive through businesses with drive through windows.	Tracey	Manubay	In Favor Of	Development
5-056	Chose the neighborhood for the schools and character. Please maintain that for his family	Jennifer	Koster	In Favor Of	Development
5-056	Strongly support the propesd zoning. Neighborhood is strong because we have small shops and resturants. Drive thru would hurt walkability	Kristine	Henry	In Favor Of	Development
5-056	Have lived in Rogers Forge since 1962 and in favor of this.	Joan	Drebring	In Favor Of	Development
5-056	Community wants walkability, small local businesses, 2-3 story mixed use bldgs with retail on the ground floor	William	Shaughnessy	In Favor Of	Development
5-056	Towson resident in support of downzoning to prohibit fast food drive thrus for this family friendly areas	Benjamin	Wells	In Favor Of	Development
5-056	Wants to maintain the integrity of the Towson York Road corridor	Susanna	Derocco	In Favor Of	Development
5-056	in fvor of downzoning	Peter Hill		In Favor Of	Development
5-056	Against drive through resturants in the area	Tim	McQuillan	In Favor Of	Development
5-056		Patricia	Watson	In Favor Of	Development
5-056	Totally in favor of	Barbara	Smearman	In Favor Of	Development
5-056	in favor of downzooning york rd corridor	Amy, Paul	Miller	In Favor Of	Development
5-056	York Road needs no more commercial businesses	Gina	Fisher	In Favor Of	Development
5-056		Chris	Millard	In Favor Of	Development
5-056	Would like tp prohibit fast food drive thru businesses from opening in the area	John	Gramiccioni	In Favor Of	Development
5-056	As a ten year resident of Rodgers Forge, I am in favor of the new zoning	Linda	Gimignani	In Favor Of	Development
5-056	There is too much commerce on York Road which makes it dangerous	Cleo	Stamatos	In Favor Of	Development
5-056	Do not want drive thru fast food on York Road	Paul	Bhatia	In Favor Of	Development
5-056	Ban fast food and preserve the historic character	Sherri	Nass	In Favor Of	Development
5-057	Our neighborhood suffers from over development.	Michael	Goldstein	In Favor Of	Development
5-062	Towson Communities Alliance, the Umbrella group for the 30+ neighborhoods of Towson would like to see the zoning on this area stay the same as current. We beileve that any new development here that can't be built under current zoning should require a PUD. We feel that the current zoning adequately supports the mixed use business nature of this area.	Michael	Ertel of Towso	In Favor Of	Development
5-062		Burkleigh Square Community		In Favor Of	
5-062	The Jiraneks do not request a change in the zoning classification for 16/14 Willow from its current RO designation Such a designation is incompatible with a redevelopment of the site, but the jiraneks have no plans to redevelop the site, an given the variances it has been granted, believes it can use this property for the purposes intended.	Andrew	Jironek	Opposed	Development
5-062	The Towson Manor Village Community Association (TMVCA) continues to be opposed to any increase in zoning along the areas indicated by issue 5-062. TMVCA is a community association bound by York Rd to the west, Towsontown/Hillen to the north, and Burke Ave to the south. This area comprising issue 5-062 is a residential-zoned community and is adjacent to Towson Manor Park. The TMVCA continues to be opposed to increased zoning classifications south of Towsontown Blvd, where Downtown Towson has been historically bound. Any increase of zoning would negatively impact the residential community. We strongly encourage the County Council to maintain the current zoning classifications, and if possible, downzone parcels to Neighborhood Commons (NC) zoning to protect public/open spaces in Towson.	Joseph	La Bella	Opposed	Development
5-062		Colleen	McElroy	In Favor Of	Development
5-062	No change to existing zoning.	Ed	Kilcullen	In Favor Of	Development
5-062	No change to existing zoning.	Randall	Rhyne	In Favor Of	Development
5-062	No change to current zoning.	Dean	Element	In Favor Of	Development
5-062	Commenting against any increae in densiy in this area. No increase in density serves the needs of our neighborhood.	Ray	Saunders	Opposed	Development
5-062	please see attachments	Towson Green Community As		Opposed	Development
5-062	No change to current zoning	Barry	Phipps	Opposed	Development
5-062	Please see attached.	Elizabeth	Good	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
5-062	No change to current zoning.	Jennifer	Glose	In Favor Of	Development
5-062	No change.	Wm	Renner	Opposed	Development
5-062	No change to our current zoning	Rena	Reidt	In Favor Of	Development
5-062	No change to existing zoning.	Kelly	Bryson	In Favor Of	Development
5-062	Leave the zoning as is today, no changes effecting our neighborhood TMV.	John	Jarboe	Opposed	Development
5-062	TMV is a small residential-zoned neighborhood. The further encroachment of commercial development would, once again, negatively effect this community and it's residents. The TMVCA, surrounding community associations, and their residents have fought long and hard to stop the increased commercial development going on in Towson. It has only served to increase the level of traffic, crime, and destruction to these properties and diminished the home-town-feel of this locality. Councilman Marks please do not allow this to go through.	Shelley	Brockway	Opposed	Development
5-062	Opposed to zoning change. Do not want further encroachment of downtown Towson into residential neighborhood.	Sean	McCormack	Opposed	Development
5-062	I oppose any change to our zoning!! TMV is dedicated to the preservation of our residential neighborhoods for future generations. the preservation of our dental	Dale	Kark	Opposed	Development
5-062	Absolutely NO CHANGE in Zoning	Mubina	Kirmani	Opposed	Development
5-062	No change	Pamela	Renner	Opposed	Development
5-062	I want no change to current zoning	Mary	Crosswhite	Opposed	Development
5-062	Development east of York Rd would threaten all of the residential communities that have fought for decades to maintain their integrity. I am strongly opposed to this rezoning.	Mary	Scott	Opposed	Development
5-062	No change to current zoning!	Kathy	Jarboe	In Favor Of	Development
5-062	The residential, historical significance, and small business/governmental features of this part of Towson should be preserved. I am in favor of maintaining the current zoning while wondering whether future considerations for this land might become a large urban park or open space. I think all Towson/Baltimore County members and the communities directly impacted by our County's new, large-scale development need time to settle into the dreams they have promised.	Karen	Cicmanec	In Favor Of	Development
5-062	I am not in favor of any change in zoning of any property on this parcel unless it is to decrease the zoning.	Tracey	Marcantoni	In Favor Of	Development
5-062	No new development that would encroach the residential community. Please keep zoning as is in order to create a balanced and healthy community	Bridget	Ryder	In Favor Of	Development
5-062	Do not change the current zoning	Tracy	Layfield	Opposed	Development
5-062	No change to current zoning. I am strongly opposed to anything that encourages further encroachment of downtown Towson into our residential neighborhood.	TAGHI	RYDER	Opposed	Development
5-062	I do not want any change to current zoning. It's already far more developed than when we moved here. Further encroachment of commercial property would lower property value of homes and make it less desirable for us to live here as well.	Julie	McCormack	Opposed	Development
5-062	Opposed to change in zoning. Traffic issues, noise, and parking will negatively impact the residential community.	Marion	Hughes	Opposed	Development
5-062	Requesting no change in zoning. Would hate to live near even more commercial	Julie	Fadden	Opposed	Development
5-062		Benton	Kelly		
5-062		Shelly	Brockway	In Favor Of	Development
5-062	We do not support any changes of zoning in the Towson Manor Village area	Elizabeth	Pjura	Opposed	Development
5-068	First and foremost, equity is at center stage. We believe that all properties should be treated equally and accordingly this was one of the main reasons why we proceeded with this. Secondly, to minimize the chance that businesses will try to up zone, it is better to have a buffer keeping properties at the 3.5 homes per acre. This will also send a message to businesses as we move into the CZMP process over the next year that we are serious about maintaining the residential integrity of our neighborhood Third is to protect home owners regarding their own space from encroachment. Most of our residents enjoy the spacing that exists from surrounding homes. Finally, this is an issue about green space and environment. Our constituents enjoy the yards for our kids to play in, the mature trees that exist in most of our yards and the ability of those trees to absorb water.	John	Weaver	In Favor Of	Development
5-068	Towson Communities Alliance, the umbrella group for the 30+ Neighborhoods of Towson supports the down zoning of DR 5.5 to DR 3.5. The majority of the neighborhood is zoned DR 3.5 and the down zone from DR5.5 will provide for consistency of zoning across the neighborhood. We feel that DR 3.5 preserves the character of West Towson and hopefully discourages panhandle lots.	Michael	Ertel on behalf	In Favor Of	Development
5-068		Kate	Knott	In Favor Of	Development
5-070	Towson Communities Alliance, the Umbrella group that represents the 30+ neighborhoods of Towson supports the the down zone to DR 1 NC. This is a park like area and even though the chance of future development on this small parcel is remote, DR 1 NC will preserve this community amenity.	Michael	Ertel of Towso	In Favor Of	Development
5-072	I am very much in facor of the zoning proposal 5-072. I have lived in the neighborhood since 1983 (37 years). I think the open space is very helpful for our community and also will prevent futuure unwanted dvelopment of that area.	Bill	Zupancic	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
5-072	I have been a resident on Cider Mill Road for a long time. The trees have all been felled to make room for more homes to be built. I am writing to ask that you support the proposed zoning change number 5-072. The only bucolic area, it seems, is the tree and open space area off of Proctor Lane. Proctor Lane is a narrow two lane country road. No sidewalks exist.				
	This area cannot handle any additional vehicle traffic. There is frequent road wash outs on Proctor Lane after heavy rain. To remove more trees, would certainly not help any soil erosion.				
5-072	I am thanking you in advance for your support of the down zoning to neighborhood commons, number 5-072.	Carol	Reda	In Favor Of	Development
	This is a summary of a letter sent in favor of Issue 5-072. Please refer to the full letter for details.				
5-072	Resident Charles Bellany III is in favor of downzoning this area to Neighborhood Commons. He is new to the neighborhood and is disabled.	Charles	Bellany	In Favor Of	Development
	I am writing to express my support for zoning change number 5-072. This change, proposed by Councilman David Marks, will designate the wooded area behind Cider Mill Road and Covered Bridge Road as a “Neighborhood Commons.” It is my understanding that this measure will keep the area undeveloped. This zoning change is very important to our neighborhood and to the larger Baltimore County community. It will result in preservation of the existing tree canopy for shade and wildlife, prevention of worsening storm drainage issues, and continuation of reduction in the Perring Parkway/Waltham Woods Road traffic noise. Thank you.	Cheryl	Madden	In Favor Of	Development
5-072	I am writing in favor of the proposes zoning change, number 5-072, to preserve the woods between Cider Mill Road and Covered Bridge Road. This wooded area increases the beauty of this community. A great tree canopy, it provides and environment for wildlife: deer, foxes, chipmunks, squirrels, birds, etc. At the same time, this woods helps to reduce the traffic noises from the Beltway, Waltham Woods Road, and Perring Parkway. Let’s keep this area natural – and beautiful.	David	Moore	In Favor Of	Development
	I am writing to support the proposed zoning change number 5-072. Keeping this property undeveloped will help preserve the existing tree canopy for shade and wildlife for our neighborhood. It will also prevent storm water drainage issues in our block from getting worse than it already is. Last year our block saw a disgusting sewage backup in our homes. It was unhealthy and inconvenient. The area would also continue to help reduce traffic noise from Waltham Woods road and Perring Parkway.	Diana	Fino	In Favor Of	Development
5-072	I support the proposed zoning change number 5-072. This change would benefit our whole community. It would preserve the wildlife and the trees in our community. Prevent storm water drainage issues from becoming even worse for my home and my neighbors. Reduce traffic problems and noise. Thank you Please preserve our community.	Donna	Grueninger	In Favor Of	Development
	I support the proposed zoning change 5-072 for many reasons. I moved from Baltimore City in the 1990s because the city was becoming unfriendly to the middle class. I now see Balto. Co. moving in the same direction. More houses will only make the area more crowded and unattractive. I take walks around this area and enjoy seeing the wild life. On occasion you will see deer and ret tail hawks. More housing will destroy their habitat. With the high taxes and quality of life issues more destruction of wooded areas will only result in people such as me moving. I will definitely move if more housing is put in this area.	Elizabeth	Spera	In Favor Of	Development
5-072	The following is a summary of a support letter for CZMP Issue 5-072. Please refer to the full letter for details.				
	Ellie Wilfong is a resident of the Covered Bridge Road area and is in support of the downzoning request. She states that downzoning would be positive for the environment of the area, would reduce traffic and preserve undeveloped area in the community.	Ellie	Wilfong	In Favor Of	Development
5-072	I’m writing to you as a homeowner at 9120 Covered Bridge Rd, Parkville, MD 21234 to express my support for this stretch of woods between Perring Pkwy/Waltham Woods and Cider Mill be down-zoned to “Neighborhood Commons” to prevent anything from being built there. This parcel of land is nicely wooded, home to much wild life including deer, fox and many different birds including hawks and other types of raptors. I believe because of the fauna and flora it could be designate a wetlands. It is also a boundary reducing noise from surrounding highways. I concur with Councilman David Marks to keep this property undeveloped and supportive of 5-072. Our neighborhood at Perring Park receives far too much traffic from vehicles seeking to avoid traffic congestion on 695 and Joppa Rd; consequently we do NOT need anymore planned development that would cause more vehicular traffic to this area.	Frank and Paul Bonomo		In Favor Of	Development
	My name is Heather Rolon and I live at 9104 Covered Bridge Rd, Parkville, MD 21234. I wanted to express my support for proposed zoning change 5-072. My home is adjacent to the affected property and I feel that this zoning change will provide benefits for the entire neighborhood including but not limited to preventing storm water drainage issues and also preserving and protecting the existing tree canopy for local wildlife.	Heather	Rolon	In Favor Of	Development
5-072	My name is Jacob Rolon and I live at 9104 Covered Bridge Rd, Parkville, MD 21234. I wanted to express my support for proposed zoning change 5-072. My home is adjacent to the affected property and I feel that this zoning change will provide benefits for the entire neighborhood including but not limited to preventing storm water drainage issues and also preserving and protecting the existing tree canopy for local wildlife.	Jacob	Rolon	In Favor Of	Development
	The following is a summary of a support letter for CZMP Issue 5-072. Please refer to the full letter for details.				
5-072	James Murdock is writing in support of the rezoning for Issue 5-072. He cites issues around wildlife and environmental protection as primary reasons for his support. He also has concerns about pedestrian and vehicle traffic. He has attached a hand-drawn map as part of his letter.	James	Murdock	In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
5-072	<p>I’m written in support of zoning change #5-072. Any politician or contractor who would come and look at the area would realize the damage it would do to the homes and townhomes surrounding the zoned area. The elevation of the property would be a real concern during construction for the environment. I do not trust contractors to do the right thing. I praise Councilman David Marks and the neighborhood community for realizing how bad of a idea this would be to allow development of the area. This is a cherished little area that should be left as-is for the taxpayers that have lived here many of years.</p> <p>This memo is to express our (Jim and Judi Tracy) support of the above mentioned zoning change number 5-072. This is the downsizing of the woods to a Neighborhood Commons, between Waltham Woods and Covered Bridge Rds.</p>	Jeffrey	Grueninger	In Favor Of	Development
5-072	<p>Because of so much development and increased traffic...there remains very little green space left for our community. Children need to have a place where they can play, can see a tree over 6 feet tall and still be in their community. My husband and I downsized from Northern Baltimore Co. to the Perring Park area because it retained a somewhat rural feel but was convenient to the needs we have at this time in our life. This wooded acerage was one of the things that made this area attractive to us (we’re 70 and 76). Areas like this plot of land help Baltimore County remain a beautiful county, and not an urban city.</p>	Jim and Judy	Tracy	In Favor Of	Development
5-072	<p>This email is to confirm my support for the proposed zoning change number 5-072. I believe it will benefit the neighborhood and Baltimore County.</p> <p>Keeping the property undeveloped will help:</p> <ol style="list-style-type: none">1. Preserve the existing tree canopy for shade and wildlife in our neighborhood.2. Prevent storm water drainage issues in this block from getting worse.3. Continue to reduce traffic noise from Waltham Woods Road and Perring Parkway.	Joe	Mainolfi	In Favor Of	Development
5-072	<p>We do support the down-zoning number 5-072 of the woods between Waltham Woods and Covered Bridge to preserve the trees and wildlife. Also being undeveloped cuts down on the traffic noise from Perring Parkway and Waltham Woods.</p>	Mary and Ted	D'Amico	In Favor Of	Development
5-072	<p>My name is Paul Sullivan. I reside at 9107 Covered Bridge Road, Parkville, MD. I am writing this letter to show my support for the proposed zoning change 5-072.</p> <p>I believe the change would benefit our community by:</p> <ul style="list-style-type: none">-continuing to assist in reducing the traffic noises from Waltham Woods road and Perring Parkway.-Keep the storm damage issues in our neighborhood from getting worse than they are at present-Assist in breaking up/adding to the green scenery in our neighborhood.-Assist in areas for wildlife to exist.-Another development will increase traffic in the area drastically – we can do without the extra headaches. <p>Again, I am in support of proposed zoning change 5-072</p>	Paul	Sullivan	In Favor Of	Development
5-072	<p>I am an 18 year resident of Baltimore County and Councilmanic District 5. I am writing today in full support of Councilman David Marks’ proposed CZMP 2020 Issue Number 5-072.</p> <p>Changing the proposed area into Neighborhood Commons would have several important benefits on the surrounding area. Specifically it will help:</p> <ul style="list-style-type: none">- Preserve the existing tree canopy for shade and local wildlife that live in and pass through- Prevent existing storm water drainage issues off Covered Bridge Road from worsening- Mitigate the increasing traffic noise from Waltham Woods Road and Perring Parkway <p>I hope you will consider these points while crafting your final proposals.</p>	Robert	Carleson	In Favor Of	Development

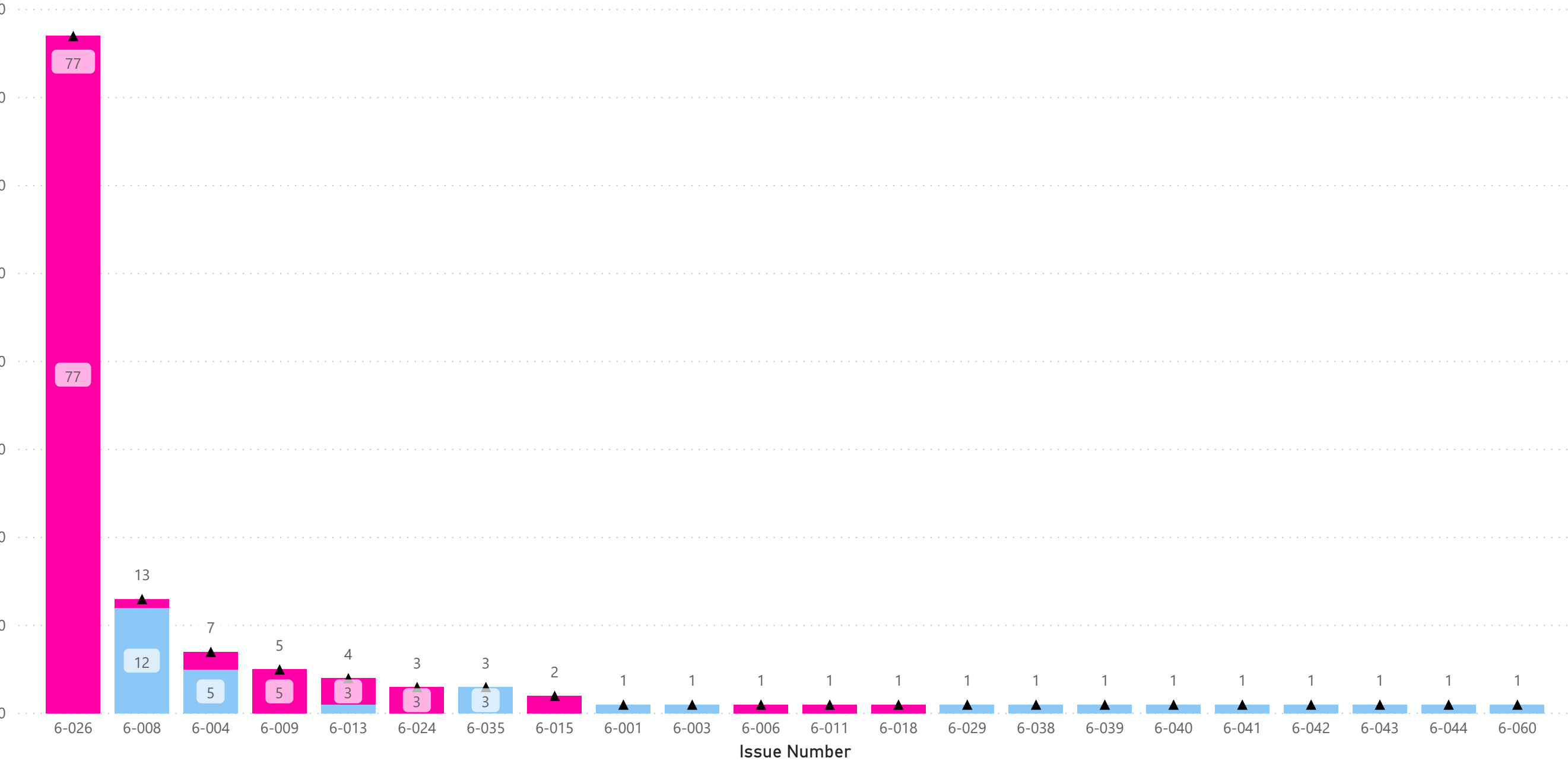
Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
5-072	To the Professionals at the Baltimore County Department of Planning,				
	I wish to support Councilman David Marks’ proposal to designate the subject wooded area, along Cider Mill and Covered Bridge Rds., to be zoned as “Neighborhood Commons”.				
	Since I’ve witnessed the destruction of Proctor Lane [at Weber’s Farm] caused by the “no Name Stream” that runs adjacent to the subject zone, I cannot fathom that the county would exacerbate the damage caused by the run-off of heavy rainfall by removing all the trees from the subject zone [for development purposes]. Those trees are absolutely necessary to the health and control of that “no Name Stream” [I’d call it “Covered Bridge Run” if it were up to me].				
	And this is to say nothing of the noise abatement and wildlife cover that the subject zone currently provides.				
5-072		Roy	Voltmer	In Favor Of	Development
5-072	I am writing to show my support for zoning the area behind Cider Mill Road and Covered Bridge as a Neighborhood Commons. As a resident of the neighborhood, it is important to me that we preserve the trees and wildlife habitat in this area.	Samantha	Brooks	In Favor Of	Development
5-072		Thomas	McKelvey	In Favor Of	Development
This is a summary of a letter in support of CZMP Issue 5-072. Please refer to the full letter for details.					
5-072	Tim and Maureen Lidard support downzoning this area. They would like to preserve what is left of the tree canopy of the area and have some other environmental concerns.	Tim	Lidard	In Favor Of	Development
5-077	Towson Communities Alliance a non-profit umbrella group for over 30 local Towson communities supports the down zoning to DR 1 NC	Lorrie	Geiss	In Favor Of	Development
5-077	The Green Towson Alliance supports downzoning the property to DR 1 NC. Parks should be given special zoning designations to protect public land from sale and development. Our open spaces provide places for recreation and pervious surfaces where stormwater can be absorbed and filtered. They also create places where trees and other plantings can thrive to clean the air, create habitat and clean our stormwater.	Elizabeth	Miller	In Favor Of	Open Space

Council District

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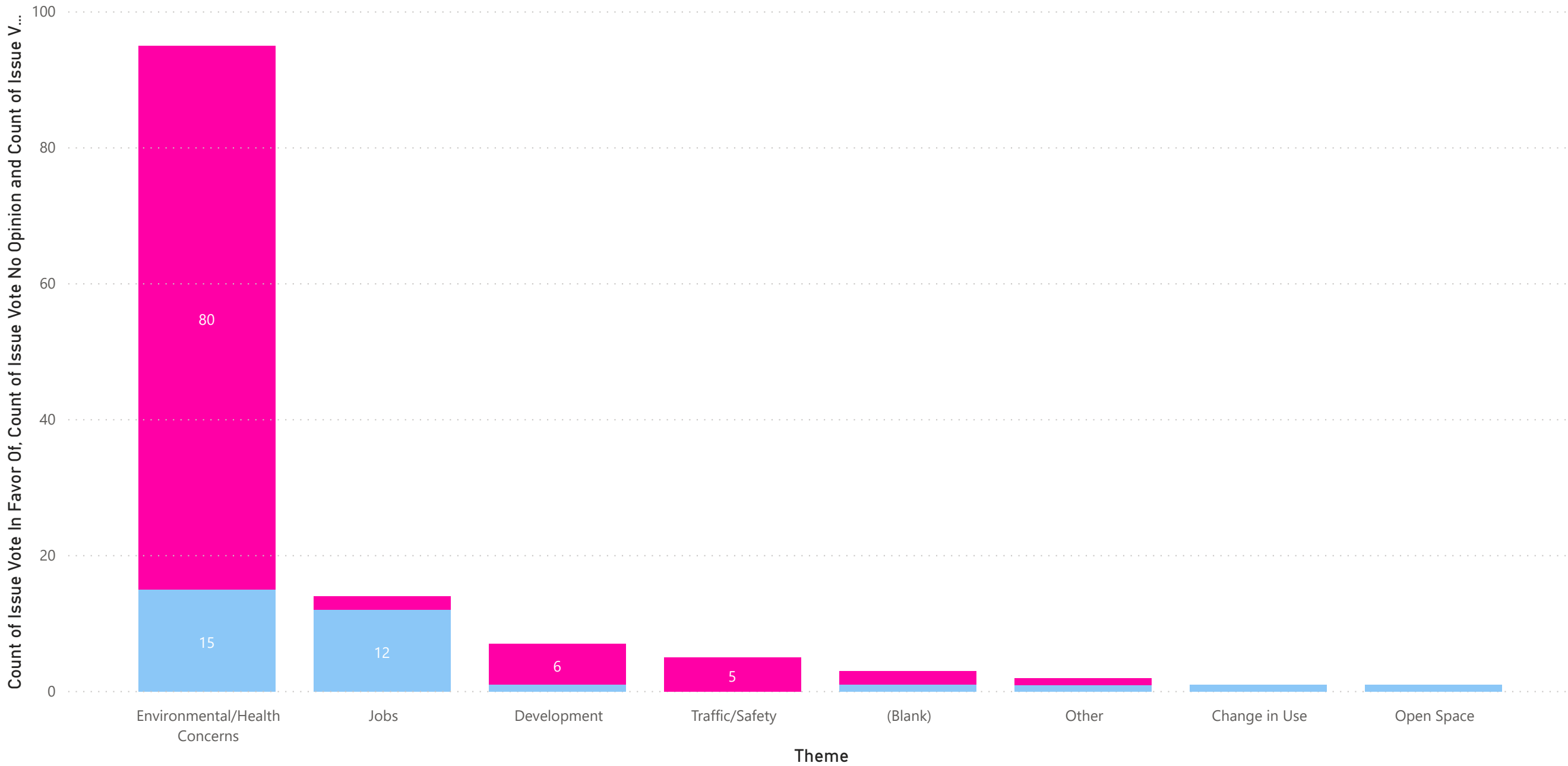
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Council District

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Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
6-001	Significant portions of the area are commercial in nature, and the area enjoys a mix of zoning designations. When the property was developed, the design included excess parking to accommodate the former retail use (Warner Bros retail store). The Property is currently underutilized and a chance in zoning of the corner will permit a pad site which can provide a walkable amenity for surrounding employees. While the request was filed for 4 acres, it has since been determined that only 1.9 acres of this corner is needed for this proposed amenity. A revised exhibit was provided to Planning staff. We respectfully request your support of BM zoning on the 1.9 acres. The Office of Economic Development does not have an issue with the proposed change.	Jennifer	Busse	In Favor Of	Change in Use
6-003	The property is on the corner of Philadelphia Road and Rustic Avenue and is currently zoned DR5.5. However, significant portions of the area area commercial in nature, and the area already contains a mix of zoning designations. A shopping center, real estate office, gas station with a convenience store, and dental clinic are all within approximately 300 feet fo the site and a metal fabrication shop is located across Rustic Avenue from the Property. there is also a Knights of Columbus just across Philadelphia Road and to the south of the Property. Mrs. Akerman has resided on the Property for over 14 years and improved the property. She desires the change in zoning to protect her investment and to permit office uses. The Property has sufficient on site parking. While original request was for BL, Planning Office recommended ROA. This would not permit modification to the building. It is requested that the Planning Board consider either BLR or CB so as not to strictly limit Ms. Akerman with regard to the confines of the existing structure.	Jennifer	Busse	In Favor Of	Other
6-004	Essex Middle River Civic Co (EMRCC) would like to see the site be used for environmentally friendly natural resource uses for future generations. The sand and gravel have been exhausted and now the site is being filled. While the 2010 Master Plan indicated it was a resource for future development that need, both residential and commerical) is being met by other large projects in the area including Greenleigh and "Aviation Center" previously known as the Federal Depot. Of particular significance the proposed road connection is no longer possible due to development of "Crossroads". For years development has expanded in this part of the County and the environment has suffered. The County Executive has called for a Greener County and this will advance that initiative. EMRCC would have prefered to request RC3 but not an option. Do not want development to proceed under existing zoning until best uses have been studied.	Robert	Bendler	In Favor Of	Environmental/Health Concerns
6-004	Gunpowder Valley Conservancy requests change from MH IM M43, et al to RC 8 to prevent manufacturing, commercial and residential with environmentally positve uses. Goal is to return a site devastated by mining to a natural state for green spaces, wetlands, forest and to filer run off. County's Small Watershed Action Plan for Tidal Gunpower Watershed has shown the positive impacts from cleaning up effects of overdevelopment. GVC supports the County Executive's "... Growing Greener Baltimore County" program. Lafarge was once a pristine natual area but over the past 50 years much of it has been destroyed. Rezoning will encourage return to environmentally friendly asset.	James	Martin	In Favor Of	Environmental/Health Concerns
6-004	The EMRCC disagrees with the Planning Department's recommendation and supports the requested zoning change of the Lafarge Property to RC 8. As noted in previous correspondence, rezoning this site is critical to the quality of life in this area of Eastern Baltimore County and essential to the County's efforts in "Greening Baltimore County", protecting our environment, preserving our Coastal Rural Legacy and respecting Chesapeake Bay Critical Area goals and objectives. The strong support of the Gunpowder Valley Conservancy further attests to the need to reclaim, restore and protect this once awesome natural resources. this is a 'once-in-a-generation' opportunity and we owe it to the current abd future County residents to take action. Please support CZMP Issue 6-004 rezoning of the 450 acre Lafarge site to RC 8.		Essex Middle River Civic Council	In Favor Of	Environmental/Health Concerns
6-004	Strongly oppose. RC 8 is acceptable but over 400 acres of Manufacturing zoning.	Paul	Paul	Opposed	Environmental/Health Concerns
6-004	This place would be perfect for an outdoor shooting range with all the man made hills in the area.	John	Simon	In Favor Of	Open Space
6-004	We strongly support the RC 8 zoning requested by the Essex Middle River Civic Council (EMRCC). This property should be restored to its natural condition when Lafarge is done with the mining of the land. This property was not purchased with the intent of business development and is an important area to absorb rainfall and filter the water before it reaches the Chesapeake Bay. With the development of Greenleigh and the Rt43 corridor, the opportunity for business growth and residential housing has been met for this area and the importance of using this site for wildlife habitat and resource conservation has been greatly heightened.		Bowleys Quarters Community Assoc	In Favor Of	Environmental/Health Concerns
6-004	The Property Owner requests that the Planning Board adopt the recommendation of the Staff.	Bardon	Inc.	Opposed	Environmental/Health Concerns
6-006	The EMRCC does not support AS zoning on this site		Essex Middle River Civic Council	Opposed	Development
6-008	The owner is my wife. She is a licensed medical practioner in the State of Maryland. She provides treatment to many patients and works with insurance companies, doctors, physical therapists and even lawyers to help her patients. She has been in busy under East Meets West Wellcare coming up on ten years in April. As a Corporal in the Baltimore County Police Department I can assure you that she has been nothing but an upstanding businesswoman and will continue to be throughout the duration of her business. In this time when we need small busineeses to succeed she has been able to successfully accomplish that and strives to grow and expand with little to no impact on the area. Please feel free to contact me with any questions you may have.	Duane	Holt	In Favor Of	Jobs
6-008	I have been a patient of Candice for several years. Candice’s acupuncture practice is very professional. I feel that Candice is an asset to the area.	Sheree	Dauses	In Favor Of	Jobs
6-008	I have known Candice for over 30 years and have been a patient of hers for the past few years. Candice is flexible and works with insurances and doctors to provide the highest quality care of all of her patients. I, personally, believe Candice’s business is an asset to the Parkville community. From a personal experience, I can testify that having the option of natural medicine vs taking medication is extremely beneficial and comforting.	Michelle	Chrisakis	In Favor Of	Jobs
6-008	I have known Candace Holt for 10 yrs. I call her my miracle worker. Her technique of using acupuncture for my incredible and agonizing pain has been miraculous. She is the only acupuncturist that has ever helped me includi g chiropractors and physical therapist.	Bonnie	Kling	In Favor Of	Jobs

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
6-008	My intentions are to help as many people as I can with acupuncture and massage. The unique combination of therapies help people on a physical level and also boosts their immune systems. In times like these people need as much help as they can to fight against diseases like cancer but also the flu and especially viruses like Covid19. When western medicine has been exhausted and ancient healings that have been around for thousands of years prove to be effective having businesses that help the community can only be a benefit. I hope you review and allow me to expand my practice and continue to help those in my community. Thank you for your consideration	Candice	Holt	In Favor Of	Jobs
6-008	I have a patient of Candice for over 20 years. Please don't close my pain management office I visit 2-4 times a month. It is her medical services that keep me out of bed or wheelchair. Her services are one on one, with only one other in the wating room. I have tried similar all over the region, but her technique is best for me. It is strickly a Medical necessity. Please allow this medical clinic to remain open.	Jane	Backert	In Favor Of	Jobs
6-008	My name is Paul Sullivan. I, along with my wife Jean, live in Parkville, MD. We both have been clients/patients at East Meets West on Old Harford Road for 10 years. Candice Holt has given us both great medical services with her acupunture. My wife goes for depression and overall well being. I have gone for numerous aches and pains throughout my body. We have always been extremely satisfied with our results from Candice's service and use of acupuncture.	Paul	Sullivan	In Favor Of	Jobs
6-008	I've known Candice Holt for over 25 years i a business and personal capacity. She is a person of high moral character, integrity and trustworthiness. Candice has shown total commitment to her profession in healing and helping anyone in need. She has a stellar history of dedication to her clients and community outreach. Most of all, Candice is a wholehearted individual whom I greatly admire.	Beth	Sacilotto	In Favor Of	Jobs
6-008	Please review and consider Candice Holt to expand her practice in helping people thru her kindness, acupuncture and massage therapy. Her practice is an asset to the Parkville community.	Lori	Doyle	In Favor Of	Jobs
6-008	East Meets West WellCare expansion. I have known Candice for several years. Her practice has helped me through multiple medical issues - most importantly with back pain. As a healthcare professional, we are very hard on our bodies. Candice has been a crucial part of my healing and well being. Her business is such a large asset to all of her clients.	Alison	Moore	In Favor Of	Jobs
6-008	I have known Candice Holt for about three years.I am a Baltimore City Firefighter/ Pump Operator with 25 years of service. I have chronic back pain and due to my position in the Fire Department,I can not drive and be on any narcotics.Candice provides substantial relief through acupuncture and massage therapy. Which is covered through my medical insurance. Candice is professional has moral,ethics and caring to the highest level of care.She is the only one that has in 20 years addressed the issue with my chronic back pain.Candice is an asset to Parkville and surrounding communities. Please feel free to contact me with any questions.	Mark	Pangborn	In Favor Of	Jobs
6-008	I have known Candice for about two years now and I am a semi elite marathoner and she has been a miracle worker as a medical work with acupuncture along with massage. Her work has allowed me to work towards my highest levels in the sport of racing. I think Candice is wonderful and professional and she is a great candidate for rezoning and I highly recommend her office. Her character and professionalism is what sets her apart from others and I couldn't think of anyone more worthy of the opportunity to remind. Contact me if need be to speak on her behalf	Derrick	Rosses	Opposed	Jobs
6-008	I have known Candice Holt for over 30 years and I have been a client/patient since she graduated from massage school. I was very pleased when she added acupuncture as well and I have referred many people to her over the years. Her practice is thriving, many times it's hard to schedule an appointment because they are so busy. By allowing her to expand her practice, she will be able to provide the benefits of massage and acupuncture to a larger clientele, while also providing more jobs to the community. She is very knowledgeable, honest and trustworthy and hires only those who uphold her values and mission. Candice is a lifelong resident of Parkville and is always willing to help her community. I hope Baltimore County can see fit to authorize her request at this time. Thank you, Jill Trupia	Jill	Trupia	In Favor Of	Jobs
6-009	I oppose this zoning change because of the traffic problems, parking, in a small settled neighborhood.	John	Slough	Opposed	Jobs
6-009	The EMRCC supports the Department's recommendation for BMM and not BMB		Essex Middle River Civic Council	Opposed	Traffic/Safety
6-009	Encroachment of marina into residential neighborhood	Paul	Paul	Opposed	Traffic/Safety
6-009	Encroachment of Marina into residential neighborship.	Paul	Paul	Opposed	Traffic/Safety
6-009	We oppose the requested BMB zoning however we support the part of the staff recommendation keeping 0.72 acres as DR 3.5. We feel the more appropriate change for the 1.22 acres should be BMYC. This should require the owners to abide by the resource conservation laws but still give them some of the expansion requested with the remaining DR 3.5 zoning as a partial buffer zone from the existing residents on that road.		Bowleys Quarters Community Assoc	Opposed	
6-011	The EMRCC does not support AS zoning on this site		Essex Middle River Civic Council	Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
6-013	Clearly much has changed in the 60 years since the dwellings were built on these properties. Wider roads, more traffic, major shopping centers, gas stations, fast foods and other commerical uses nearby, and open spaces converted to residential. While these intensive changes to the overall Loch Raven, Goucher, Taylor Avenue area and community would justify a request for local business zoning, my clients recognize that their properties act as a buffer for the residential community to the east. The request is for RO that limits the uses while precluding adverse impacts on adjacent residential. Also RO would minimize sewage flow impact on the sewerage interceptor - concern raised by DPW. Planning Office recommended ROA, however, RO permits residential office uses and modest expansion while continuing to buffer adjacent residences. Limiting office use to the residential structure as now exist is impractical.	Howard	Alderman	In Favor Of	Development
6-013	My family resides at 6709 Loch Raven Blvd immediately adjacent to this zoning change request. We are proud of the educational and civic activities at our home for homeschooling families like ourselves, and for public and private school students and received recognition by numerous local, state and federal leaders. We oppose the proposed zoning change whether it be RO as requested or ROA as recommended by the Planning staff. 6707,6709,6711,6713 and 6801 Loch Raven Blvd are all single family homes built in the 1950's that feature large front and back yards that are suitable for families and children. The houses are across the street from Glendale Park. The Planning Board should deny the request for the following reasons: 1. Only 6801 Loch Raven meets the conditions required in BCZR Sec. 202.3..C.2.b. "Parking shall be setback at least 10 feet from the property line" and there is not room for this, (2) my house 6701 and 6711 share a driveway and if office use next door it would be a hazard to my children (photos provided), (3) Planning Office did not know that it was a shared driveway and that the neither 6711 or 6713 met the 10-foot buffer requirement and (4) the contention that properties are "exceedingly difficult to rent" is not accurate. 6713 had tenants a month ago, 6711 and 6713 have had tenants but in the case of 6711 owner choose to put property up for sale instead of rent,(5) BCZR 204.2 states "... RO shall not intrude upon or disturbnearby residential property" and since Loch Raven Blvd does not provide on street parking the use of office for business and deliveries will impact my home, (6) the zoning will impact the safety of Loch Raven Blvd by creating more turning into these properties and will put pedestrians who use the sidewalk in jeopardy, (7) the impact will be on both the residential to the south and the east and it is the first step to a more expansive zoning change in the future.	Arthur	Sutherland	Opposed	Development
6-013	We are definitely opposed to any change in zoning. It is not a benefit to the community but rather than to only a few. We have resided at 6707 Loch Raven Blvd for 20 years. We have maintained and improved our property. Several of the properties have changed hands - a few of which were rental properties for some time. There has been no issue in renting the properties. Several properties have changed hands and good and fair market values. Loch Raven Blvd has a high traffic volume and narrow driveways making commerical use hazardous to pedestrian traffic from near by apts and houses. There are major commercial uses nearby as well as smaller commerical uses. It seems silly to add more commercial in the current environment. There is a vibrant neighborhood behind our house that would be negatively impacted. We want to have a safe family-oriented place to live.	Geroge	Ade	Opposed	
6-013	The subject issue contains three attractive residences built in 1950's located in a beautiful residential neighborhood with residences adjacent to and to the rear. Directly across is Glendale Park. The Protestants strongly disagree with recommendations of the Planning Department and ask that the DR 5.5 zoning be retained. (1) the RO and ROA zoning classifications contain legislative policy that conflicts with the existing residential uses. (2) the proposed zone would allow uses such as medical offices, class B offices and animal grooming that would conflict with existing residential uses. (3) If rezoning is allowed, only the property known as 6801 Loch Raven even potentially meets the site conditions contained in Section 202 including the parking set back requirements. (4) The legislative statements that residential use of the Property is no longer "economically feasible" or "because of adjacent nonresidential activity" do not apply to this property. They have had tenants and this clearly rebuts any allegation that as residences they are not economically feasible. With respect traffic, the fact that there is heavy commercial traffic is not unique to this area, there are beautiful homes along Pot Spring Road and Dulaney Valey Road that have heavy traffic. (5) The shared driveway between 6709 and 6711 if used commercially whether for an office or otherwise, will pose a significant threat to the safety and well-being of the Protestants and their two children. In conclusion, the proposed change to either RO or ROA is not compatible with the existing zoning and current uses in the surrounding area. Retaining the DR 5.5 zoning is consistent with Baltimore County's goal and the Master Plan to encourage the retention of diverse ad quality housing in established residential neighborhoods and the deterrence of commercial encroachment.	Neil	Lanzi	Opposed	Traffic/Safety
6-015	We would like to submit that we are against any commercial buildings or driveway's exiting onto Lennings Lane.	Stan	Lynch	Opposed	Traffic/Safety
6-015	Citizen cites the permitted rights of RO and describes that the amounty of commerical development that has occured and the impact on the small residential community on Lennings Lane. The impacts include a loss of trees to block sound and buffer the neighborhood, more traffic, more light, storm drain changes, and more noise (for example, dumpsters emptied between 3 and 5 am). Lenning Lane is a narrow land that has experienced more than its share of infringement due to community expansion/growth. We are being surrounded by various developments that have an adverse impact on the residences. It is requested that the petition be denied to preserve the privacy and prevent further commercial encroachment into the neighborhood.	Gregory	Mayr	Opposed	Development
6-018	The EMRCC does not support AS zoning on this site		Essex Middle River Civic Council	Opposed	Development
6-024	A comprehensive and detailed submittal that included petitions signed or verbally signed by 33 people. They urgently request rejection of the petition as it would be devastating and cause irreversible encroachment on the safety and integrity of their community. The scale of a Royal Farms (RF) will draft existing businesses and homes. There are 3 RFs in the vicinity. 24 hr stores bring traffic and crime to neighborhoods. Traffic is already backed up at rush hour and this use would lead to more cut thru traffic in the surrounding residential communities. More truck deliveries will increase the existing impact of large truck traffic damaging homes thru vibrations. Homes in the vicinity are older - many 80 to 90 years. It is predicted the RF will increase crime that is already a problem for the existing restaurants and homes. RF will bring more trash and more pollution thru increased impervious surfaces and runoff to Herring Run and the potential for leakage of large undergrd tanks. The trash and debris will increase and will lead to more rats and litter in the neighborhood.			Opposed	Other

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
6-024	The attached petition is from 33 concerned citizens who live in the area of the proposed zoning change. It sights our opposition to the construction Royal Farm Store/gas station	Suzanne	Krause	Opposed	Environmental/Health Concerns
6-024	We oppose the proposed upzoning of this 2.37 ac site from BL and CB to BL AS. GTA supports the urban design principles outlined in the Baltimore County Master Plan 2020. These design principles contribute significantly to enviornmental sustainability by making commerical districts and residential communities more walkable and bikeable. The introduction of a gas station and convenience store to this neighborhood commercial distict is inconsistent with those goals.		Green Towson Alliance	Opposed	Development
6-026		Terry	Havrilak	Opposed	Environmental/Health Concerns
6-026		Sam	Havrilak	Opposed	Environmental/Health Concerns
6-026	Petition with 55 signatures submitted opposing the zoning change. While site of decommissioned power plant that use was permitted by Special Exception in the 1950s the community is not the same as then although the power plant was opposed then. The community has changed from summer shore shacks to beautiful waterfront homes and popular marinas. The coal power plant was decommissioned in 2018 and in the opposition to the granting of a permit to convert to a gas turbine plant testimony was provided that questioned the viability of the new plant. It appears that the conversion is not economically feasible so the owners want to rezone to sell the property. The area is served by a two lane road that is not suitable to industrial uses. There are two historic homes in the vicinity. The property is located in the Baltimore County Coastal Rural Legacy Area and the Chesapeake Bay Critical Area. It has frontage on Seneca and Saltpeter Creeks. Two adjacent properties are protected. Heavy manufacturing would undue the environmental progress of those programs to protect the area and Chesapeake Bay.			Opposed	Environmental/Health Concerns
6-026	I am strongly opposed to a change in zoning of these 112 acres unless to a classification of entirely Critical Area RC 20. I know many of my neighbors in Essex and Middle River feel the same. The property is directly adjacent to Seneca and Salt Peter Creeks very near the Chesapeake Bay. Of utmost concern is the environmental impact of such a zoning change. At a time when we are losing so much open space and forested land to development, this change is ludicrous and irresponsible. There is concern for maintaining impervious surfaces and providing adequate open ground space to absorb runoff and filter ground water before it runs into the Bay. When Baltimore County is spending money to plant trees in an effort to comply with Federal EPA mandates such change in zoning is counterproductive and to no benefit. Infrastructure is already stressed. The areas surrounding our creeks, rivers and the Bay are already strained – this change will only do further harm to our natural environment.	Kathy	Lambrow	Opposed	Environmental/Health Concerns
6-026	Husband and I relocated to Seneca Creek for retirement. They oppose the rezoning. Since Crane coal fired plant stopped operating it has been quieter and more wildlife. Are concerned about the proposed gas turbine and the proposed rezoning and the the impact on wildlife, noise, traffic and the beauty of the area.	Pat	Cherry	Opposed	Environmental/Health Concerns
6-026	The upzoning if approved would have an environmental impact on bird life, water clarity, potential air and noise pollution. There is NO explanation as to what their intentions are if existing zoning (RC5 &RC20) were changed to MH as they are requesting. Initially, their intentions were to build a "clean power plant". Once they realized there was no market for their power" the plans shifted to the value of the land". This re-zoning could potentially effect not only the direct watershed of Salt-Peter Creek, but the Gunpowder Creek and Seneca. Creek, where we live, among any other water environment down stream!! I find this suspiciously interesting how this proposed planning has been on the "hush" - it seems there's not much talk about this issue. The infrastructure cannot handle increased traffic, heck, we can't handle what we have now. The county is continually planting trees to conserve the environment, landowners work very hard for the communities that we love so very much!!				
6-026		Carol	Donovan	Opposed	Environmental/Health Concerns
6-026	While this request is not in our immediate community, it has the potential to impact our community located across Middle River. We wish to express our strong opposition to this request as it has the potential for irreperable harm to our environment should it be allowed. The property in question is located in a sensitive environmental area and under no circustances should it be re-zoned for such intense uses as is proposed by the applicant.	Rockaway Bear	Improvement	Opposed	Environmental/Health Concerns
6-026	I wish to express my strong opposition to this request for re-zoning. this property is one of the largest tracts in Bowleys Auarters and should not be allowed to have such an intense zoning. Allowing such will be exteremly detrimental to water quality, to the environment and to the future of the Bowleys Quarters Community.	Kevin	McDonough	Opposed	Environmental/Health Concerns
6-026	I am writing to fight the rezoning project to convert the defunct Crane Power Plant and surrounding property to a manufacturing zoned property. I moved to Seneca Park Rd in April 2015 because my husband and I were drawn to the natural beauty of this residential neighborhood on the beautiful Seneca Creek and Chesapeake Bay. We moved from Monkton, MD because we wanted to and very much do enjoy peaceful days taking in the many facets of wildlife, unprecedented sunrise and sunsets, the community, woodlands, waterfront views and water-related activities. . Negative and over development like this and the ridiculous storage unit craze are exactly the kind of projects that will devalue personal properties and drive caring, hard-working taxpayers away. Once the loss of woodlands, waterfronts and community are replaced by steel, traffic, noise pollution and flooding lands; its unlikely folks will want to stick around.The property could be a wonderful park and\or preserve that would increase the value, (intrinsicent and taxpayer) of Middle River, Baltimore County, the greater Chesapeake Bay area, a true Maryland and national jewel.	Tina	Lopez	Opposed	Environmental/Health Concerns
6-026	The EMRCC supports the Planning Department's recommendation to retain the RC20 and RC5 zoning on the C P Crane property. This site lies outside the URDL and is in the Chesapeake Bay Critical Area. These reasons alone warrant retention of Resource Conservation Zoning, however, infrastructure shortcomings including inadequate road system further millitate against development.		Essex Middle River Civic Council	Opposed	Environmental/Health Concerns
6-026	My greatest concern aside from the environmental impact on bird life, water clarity, potential air and noise pollution is the disregard of the C.P. Crane, LLC (Middle River Power) and their lack of "Justification" on their application for Re-Zoning. There is NO explanation as to what their intentions are if existing zoning (RC5 & RC20) were changed to MH as they are requesting. Initially, their intentions were for build a "clean power plant". Once they realized there was no market for their "power" the plans shifted to the value of the land. The current powerplant was an "exception" created by BGE back in the "day". The community suffered from coal dust on houses, cars, boats at local marinas. One of which we belonged to as we washed the coal crud off of our boats weekly!! Not to mention the noise of the trains transporting the coal and the blocked roadways for residents because of poor planning. Once the plant was decommissioned, the herons and ospreys returned, the air is cl	Carol	Donovan	Opposed	Environmental/Health Concerns

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6-026	I am STRONGLY opposed to these changes and find these comments in the EPS report VERY disturbing and critically detrimental to our area. _ This rezoning will make it more difficult for the County to comply with State and Federal regulations mandating water pollution reductions. Changing RC 20 and RC 5 to MH will allow conversion of forest and open space to impervious surfaces, increasing sediment, nitrogen, and phosphorus pollution entering the Chesapeake Bay and Gunpowder River.	Tom	Donovan	Opposed	Environmental/Health Concerns
6-026		rose	spittel	Opposed	Environmental/Health Concerns
6-026		Cathleen	Markovich	Opposed	Environmental/Health Concerns
6-026		Heather	McCrone	Opposed	Environmental/Health Concerns
6-026		Suzanne	Haslbeck	Opposed	Environmental/Health Concerns
6-026		James	Bromwell	Opposed	Environmental/Health Concerns
6-026	Will impact the residential area	John michael	Walsh III	Opposed	Environmental/Health Concerns
6-026	Will destroy the quality of life in the neighborhood	J Michael	Walsh III	Opposed	Environmental/Health Concerns
6-026	I am totally opposed to this request and am appreciative of the agency input that addresses all of the environmental, infrastructure, and social concerns that this issue raises. Living and boating in this area I am deeply concerned with the noise pollution and impact on wildlife and wetlands/marine habitat.	Barbara	Sullivan	Opposed	Environmental/Health Concerns
6-026	We live very near this area on Galloway Creek and have been boating here for over 30 years. This zoning change would significantly impact the natural environment we enjoy while cruising the bay. The pollution and sediment issues that would be generated are incomprehensible to imagine. We have seen the impact of single home development on this ecosystem, and it would be multiplied a hundred-fold in the manufacturing use that is proposed. No one I have spoken to in our neighborhood would support this change in zoning. In addition to the negative impact on our waterways, the new zoning would also negatively affect the real estate values of this area. This area consists of several residential neighborhoods with narrow roadways and a rural feel. These roads could not support the heavy trucks and equipment that would be brought in for this development and construction. The roads would be severely damaged and the noise generation would significantly impact our quality of life.	Christine	Lehman	Opposed	Environmental/Health Concerns
6-026		Edward	Davidson	Opposed	Environmental/Health Concerns
6-026		Jesse	Haman	Opposed	Environmental/Health Concerns
6-026		Mary	Muth	Opposed	Environmental/Health Concerns
6-026		Sharon	Parrish	Opposed	Environmental/Health Concerns
6-026		Sharon	Parrish	Opposed	Environmental/Health Concerns
6-026		Deborah	Caldwell	Opposed	Environmental/Health Concerns
6-026	Opposed	CHARLOTTE	OKTAVEC	Opposed	Environmental/Health Concerns
6-026		Nancy	Sudek	Opposed	Environmental/Health Concerns
6-026		Robyn	Forney	Opposed	Environmental/Health Concerns
6-026	This would negatively impact not only the air quality in the surrounding area, day-to-day residential life in the area with air and noise pollution, increase the chance of children within a 1 mile radius (which includes my child) getting leukemia from the pollution emitted from the plant, but also severely damage local water sources, marine life, and wildlife. I looked at the plan before I purchased our home and only bought it (with reservation) because of the local area schools and because the plan was for the plant to become inoperable in 2020. That last part gave some relief. I shouldn't have to consider moving if this issue passes.	LEILANI	JONES	Opposed	Environmental/Health Concerns
6-026		STEPHEN	RUTH	Opposed	Environmental/Health Concerns
6-026	We bought our house on Sue Creek 5 years ago. I oppose this rezoning because of the potential for pollution to our waterways and health of everyone who lives in the area.	Michele	Norwood	Opposed	Environmental/Health Concerns
6-026	Opposed	William	Sudek	Opposed	Environmental/Health Concerns
6-026	RC5 and RC to MH, Manufacturing Heavy. Enough said	Paul	Paul	Opposed	Environmental/Health Concerns
6-026		Ray	Rohde	Opposed	Environmental/Health Concerns
6-026		Bryan	Carlisle	Opposed	Environmental/Health Concerns
6-026		Ronald	Spielman	Opposed	Environmental/Health Concerns
6-026	negative impact on traffic, water and air pollution	Patricia	Spielman	Opposed	Environmental/Health Concerns
6-026	Very Strongly Oppose	Darlene	Melcher	Opposed	Environmental/Health Concerns
6-026		Robert	Melcher	Opposed	Environmental/Health Concerns
6-026		Beth	Huesman	Opposed	Environmental/Health Concerns
6-026		Robert	Huesman	Opposed	Environmental/Health Concerns

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6-026	This area is a Chesapeake Bay CRITICAL AREA. Also the traffic and large machinery will destroy our neighborhood.TERRIBLE IDEA!	Anthony	DiPaola	Opposed	Environmental/Health Concerns
6-026	This area is a Chesapeake Bay CRITICAL AREA. Also the traffic and large machinery will destroy our neighborhood.TERRIBLE IDEA!	Anthony	DiPaola	Opposed	Environmental/Health Concerns
6-026	Spending millions to restore the bay, while adding a new source of potential pollution? Terrible idea.	Michael	Ward	Opposed	Environmental/Health Concerns
6-026		Brigette	McNew	Opposed	Environmental/Health Concerns
6-026	Several community and regional agencies have worked tirelessly to implement best management practices (BMP's) throughout the entire Gunpowder watershed of which this area is a part in an effort to improve water quality and restore the failing ecosystem of the Chesapeake Bay and it's tributaries. Rezoning this area for manufacturing is the direct opposite of those efforts. More pollution, more impervious surface and runoff, more traffic and on & on. I'm trusting that the Zoning Board will be able to clearly see this for what it is-a very detrimental idea for the environment and the Bay. We already have a huge area near here on RT 43 that has been overdeveloped and grossly underutilized that also impacts this community! Give it a rest! Enough is enough.	Rita	Kurek	Opposed	Environmental/Health Concerns
6-026	This area is a Chesapeake Bay CRITICAL AREA. Why do we spend money to save the bay only to pollute it. .TERRIBLE IDEA!	Bryan	Rixham	Opposed	Environmental/Health Concerns
6-026	This is right on top of the bay and Salt Peter creek. NO MORE DEVELOPING IN THE AREA. Route 43 has all new buildings with no tenants. This should tell you something.	John	Simon	Opposed	Environmental/Health Concerns
6-026	We need to keep these areas that are "buffer zones" clear of any potential pollution that this Issue would create.	Gregory	Simmons	Opposed	Environmental/Health Concerns
6-026	Heavy industry in an area supposedly dedicated to conservation is a no- brainer! We have finally made some small strides in reclaiming the Bay and Coastal waters only to turn our backs on it and ruin the environment all over again! WHAT ARE YOU THINKING? Sounds like a backroom deal to me with someone who stands to profit. That would certainly NOT be communities in the neighborhood nor the environment. Shame on those who proposed this in the first place.	Anita	Jones	Opposed	Environmental/Health Concerns
6-026	Critical Bay Area	Janet	Kohajda	Opposed	Environmental/Health Concerns
6-026	OPPOSED!!!! I feel this would be critically detrimental to the bay and coastal waters, wildlife and recreationally use of the entire area	Terry	Waclawski	Opposed	Environmental/Health Concerns
6-026	No heavy manufacturing	Aimee	Mitchell	Opposed	Environmental/Health Concerns
6-026	This would pollute the Bay and destroy the wildlife.. This area should be critical water / land	Tim	Darnell	Opposed	Environmental/Health Concerns
6-026	No more developing in our area! Our poor wild life has no place to live if developing keeps being done! Plus shouldn't that land be considered the critical Bay Area? What happened to that Policy?	Kathy	Clark	Opposed	Environmental/Health Concerns
6-026	As a life long resident of Bengies Farm (adjacent property) I am adamantly opposed to the requested zoning change of this property. The existing plant was given permission for a zoning exception of the RC designation for the greater good because a power plant was needed at that time. Therefore, the zoning should revert to RC. The community does not have access roads to support a heavy industrial zoning designation. In addition the other adjacent property was recently purchased by the county for conservation. This is a beautiful piece of waterfront property that should be preserved for future generations. It should not be designated heavy industrial zoning just to benefit the investment group that purchased it for the purpose of making a profit.	Kathleen Davis Kammann		Opposed	Environmental/Health Concerns
6-026	Having moved to the area in 1980, I knew what I was getting as a neighbor. I live across the street on my wife's family farm that they have been on since 1923. My son is raising his family here and now that the plant, CP Crain generating is closed I STRONGLY oppose changing to heavy industry. When the current owners purchased the property their intention was to install stand-by electric generation. When that was found to be unneeded and no purchasers for the power, they needed to come up with a plan to make money on their investment as their plan was to only keep the property for seven years. Change the zoning to make it more valuable! If the county REALY cares about the bay and the environment leave it at its current zoning. The plant was granted a variance in 1959 to be built "For the greater good" as the generation capacity was needed. Please use good judgement and DO NOT grant the zoning change	Richard	Kammann	Opposed	Environmental/Health Concerns
6-026		Lori	Nauman	Opposed	Environmental/Health Concerns
6-026	GREATLY oppose!!!!!!	Lorstan	Loewner	Opposed	Environmental/Health Concerns
6-026		COLLEEN	SMART	Opposed	Environmental/Health Concerns
6-026		Jim	Smart	Opposed	Environmental/Health Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
6-026	We strongly oppose the requested change to the requested MH zoning for this site positioned between two bodies of tidal water in close proximity to the Chesapeake Bay. This request shows a total lack of planning and a complete disregard for the environment . We would agree with additional acres being assigned either RC20 or RC50.		Bowleys Quarters Community Assoc	Opposed	Environmental/Health Concerns
6-026		Lori	Toscheff	Opposed	Environmental/Health Concerns
6-026	This is in the Chesapeake Bay Critical area. No manufacturing should be by the shores	Mary	Byers	Opposed	Environmental/Health Concerns
6-026	critical bay area keep it that way	J	Thomas	Opposed	Environmental/Health Concerns
6-026	Gunpowder Riverkeeper opposes the requested zoning change as it will allow for any number of heavy manufacturing uses on site that may further exacerbate the environmental and water quality issues already occurring.	Gunpowder Riverkeeper		Opposed	Environmental/Health Concerns
6-026	Gunpowder Riverkeeper opposes the requested zoning change as it will allow for any number of heavy manufacturing uses on site that may further exacerbate the environmental and water quality issues already occurring.	Gunpowder Riverkeeper		Opposed	Environmental/Health Concerns
6-026	Gunpowder Riverkeeper opposes the requested zoning change as it will allow for any number of heavy manufacturing uses on site that may further exacerbate the environmental and water quality issues already occurring.	Gunpowder Riverkeeper		Opposed	Environmental/Health Concerns
6-026	As a frequent visitor to multiple properties that would be affected by this change, my strongest concern is the effect on the children I watch playing, swimming , boating and fishing in this area. Another genration learning to love and protect our waterways...to value the tremendous resources we have here. What message does it send to them to treat this precious resource so casually? Property owners (I know at least a dozen of them who will be affected by this decision!) have invested in this area so that they and their children and grandchildren can thrive here. Both the property values and the value of this area to all our children will decline significantly if this is allowed to pass. Please do not break faith with all of us who treasure this area.	Kathy	Loehmer	Opposed	Environmental/Health Concerns
6-026	I strongly oppose this plan since it would create contamination to the bay and endanger the families living in this area. This plan will also endanger the wildlife.	Nora	Kellner	Opposed	Environmental/Health Concerns
6-026		Ronald	Kellner	Opposed	Environmental/Health Concerns
6-026		Eric	Dye	Opposed	Environmental/Health Concerns
6-026	Negative impact on our creek	Vicki	Wesolowski	Opposed	Environmental/Health Concerns
6-026	Very concerned about the pollution this will cause therefore the boating, fishing & swimming in Seneca Creek will end. This zoning change is a terrible idea.	David	Wesolowski	Opposed	Environmental/Health Concerns
6-026	Pollution plus all the other obvious reasons stated above in others oppositional comments.	Christina	Grauer	Opposed	Environmental/Health Concerns
6-029	The EMRCC supports the Planning Department's recommendation to rezone the MARC Station to BM-CT. This is consistent with the adjacent zoning at the Federal Depot (now Aviation Station)property and will enhance the potential for receiving the Transit Oriented Developent (TOD) designation for the area.		Essex Middle River Civic Council	In Favor Of	Environmental/Health Concerns
6-035	The EMRCC supports the change to RC 5		Essex Middle River Civic Council	In Favor Of	Environmental/Health Concerns
6-035	Was RC5. Surrounded by RC5.	Paul	Paul	In Favor Of	Environmental/Health Concerns
6-035	We strongly support the RC 5 designation for this parcel. It was a major error to have given this property DR 3.5 during a previous CZMP. This property is located adjacent to the Chesapeake Bay and it consists of land that is in the Critical Area Easement. We feel that an additional binding comment be included this RC 5 designation to indicate that this designation supersedes any potential approval of a subdivision for this site in order to assure that this proper designation is an effective and consequential change.		Bowleys Quarters Community Assoc	In Favor Of	Environmental/Health Concerns
6-038	The zoning allows fairly intense development. If sold and combined with privately owned adjacent properties, forests, speciment trees and forest buffers could be threatened. Down-zoning these properties with the NC-1 overlay expands and protects many of the mature trees and forested buffers in Baltimore County. Mature trees store more carbon than young trees, forest buffers provide vital ecosystem functions including filtering water runoff, reducing erosion, creating shade, etc. We do not agree with the DOP position that the land is already protected or Rec & Parks that preserving land devalues it. We concur with EPS to support the rezoning to preserve the resources and to restrict development.		Green Towson Alliance	In Favor Of	Environmental/Health Concerns
6-039	The zoning allows fairly intense development. If sold and combined with privately owned adjacent properties, forests, speciment trees and forest buffers could be threatened. Down-zoning these properties with the NC-1 overlay expands and protects many of the mature trees and forested buffers in Baltimore County. Mature trees store more carbon than young trees, forest buffers provide vital ecosystem functions including filtering water runoff, reducing erosion, creating shade, etc. We do not agree with the DOP position that the land is already protected or Rec & Parks that preserving land devalues it. We concur with EPS to support the rezoning to preserve the resources and to restrict development.		Green Towson Alliance	In Favor Of	Environmental/Health Concerns
6-040	The zoning allows fairly intense development. If sold and combined with privately owned adjacent properties, forests, speciment trees and forest buffers could be threatened. Down-zoning these properties with the NC-1 overlay expands and protects many of the mature trees and forested buffers in Baltimore County. Mature trees store more carbon than young trees, forest buffers provide vital ecosystem functions including filtering water runoff, reducing erosion, creating shade, etc. We do not agree with the DOP position that the land is already protected or Rec & Parks that preserving land devalues it. We concur with EPS to support the rezoning to preserve the resources and to restrict development.		Green Towson Alliance	In Favor Of	Environmental/Health Concerns

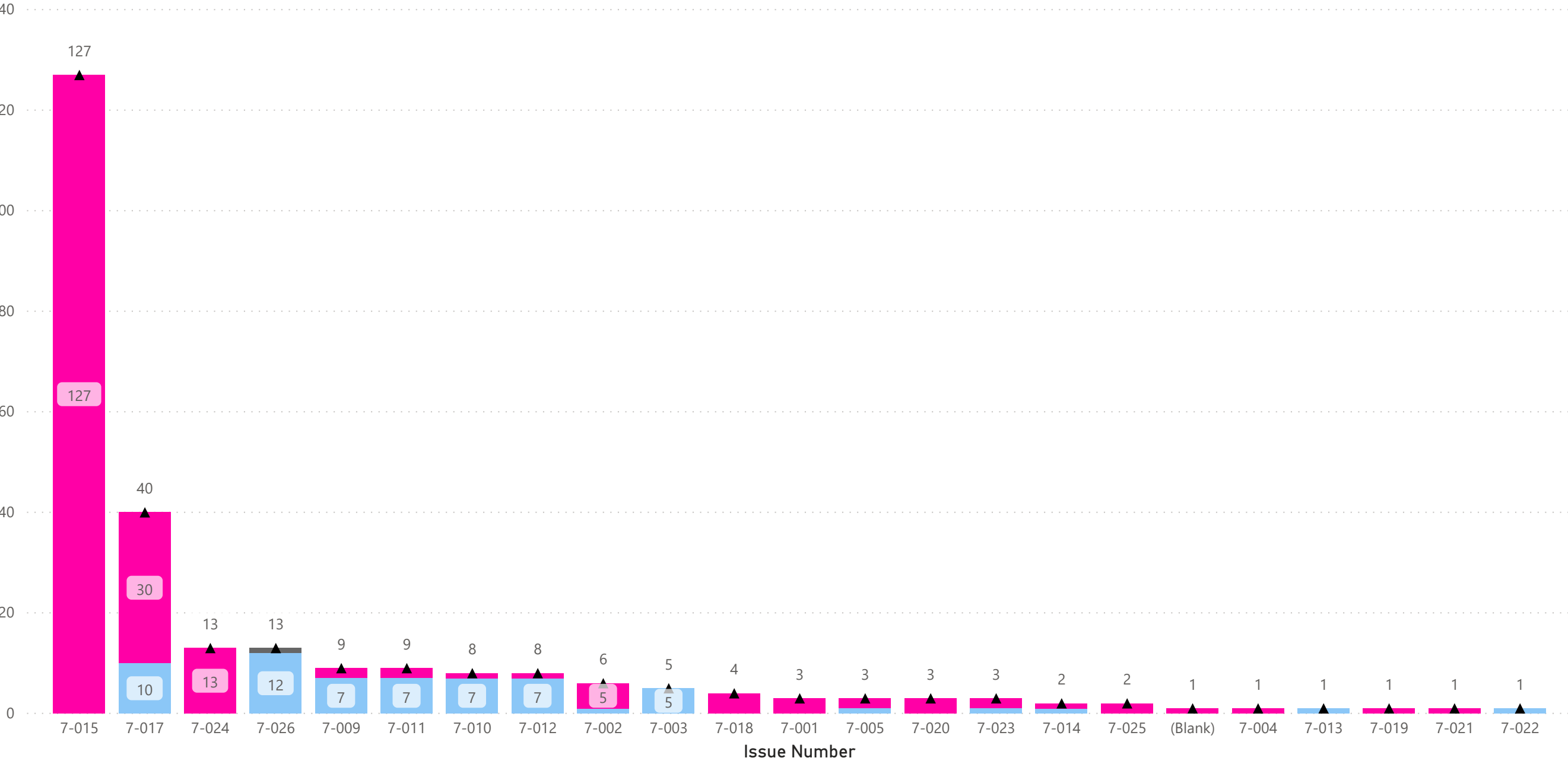
Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
6-041	The zoning allows fairly intense development. If sold and combined with privately owned adjacent properties, forests, specimen trees and forest buffers could be threatened. Down-zoning these properties with the NC-1 overlay expands and protects many of the mature trees and forested buffers in Baltimore County. Mature trees store more carbon than young trees, forest buffers provide vital ecosystem functions including filtering water runoff, reducing erosion, creating shade, etc. We do not agree with the DOP position that the land is already protected or Rec & Parks that preserving land devalues it. We concur with EPS to support the rezoning to preserve the resources and to restrict development.		Green Towson Alliance	In Favor Of	Environmental/Health Concerns
6-042	The zoning allows fairly intense development. If sold and combined with privately owned adjacent properties, forests, specimen trees and forest buffers could be threatened. Down-zoning these properties with the NC-1 overlay expands and protects many of the mature trees and forested buffers in Baltimore County. Mature trees store more carbon than young trees, forest buffers provide vital ecosystem functions including filtering water runoff, reducing erosion, creating shade, etc. We do not agree with the DOP position that the land is already protected or Rec & Parks that preserving land devalues it. We concur with EPS to support the rezoning to preserve the resources and to restrict development.		Green Towson Alliance	In Favor Of	Environmental/Health Concerns
6-043	The zoning allows fairly intense development. If sold and combined with privately owned adjacent properties, forests, specimen trees and forest buffers could be threatened. Down-zoning these properties with the NC-1 overlay expands and protects many of the mature trees and forested buffers in Baltimore County. Mature trees store more carbon than young trees, forest buffers provide vital ecosystem functions including filtering water runoff, reducing erosion, creating shade, etc. We do not agree with the DOP position that the land is already protected or Rec & Parks that preserving land devalues it. We concur with EPS to support the rezoning to preserve the resources and to restrict development.		Green Towson Alliance	In Favor Of	Environmental/Health Concerns
6-044	The zoning allows fairly intense development. If sold and combined with privately owned adjacent properties, forests, specimen trees and forest buffers could be threatened. Down-zoning these properties with the NC-1 overlay expands and protects many of the mature trees and forested buffers in Baltimore County. Mature trees store more carbon than young trees, forest buffers provide vital ecosystem functions including filtering water runoff, reducing erosion, creating shade, etc. We do not agree with the DOP position that the land is already protected or Rec & Parks that preserving land devalues it. We concur with EPS to support the rezoning to preserve the resources and to restrict development.		Green Towson Alliance	In Favor Of	Environmental/Health Concerns
6-060		Carol	Isaac	In Favor Of	

Council District

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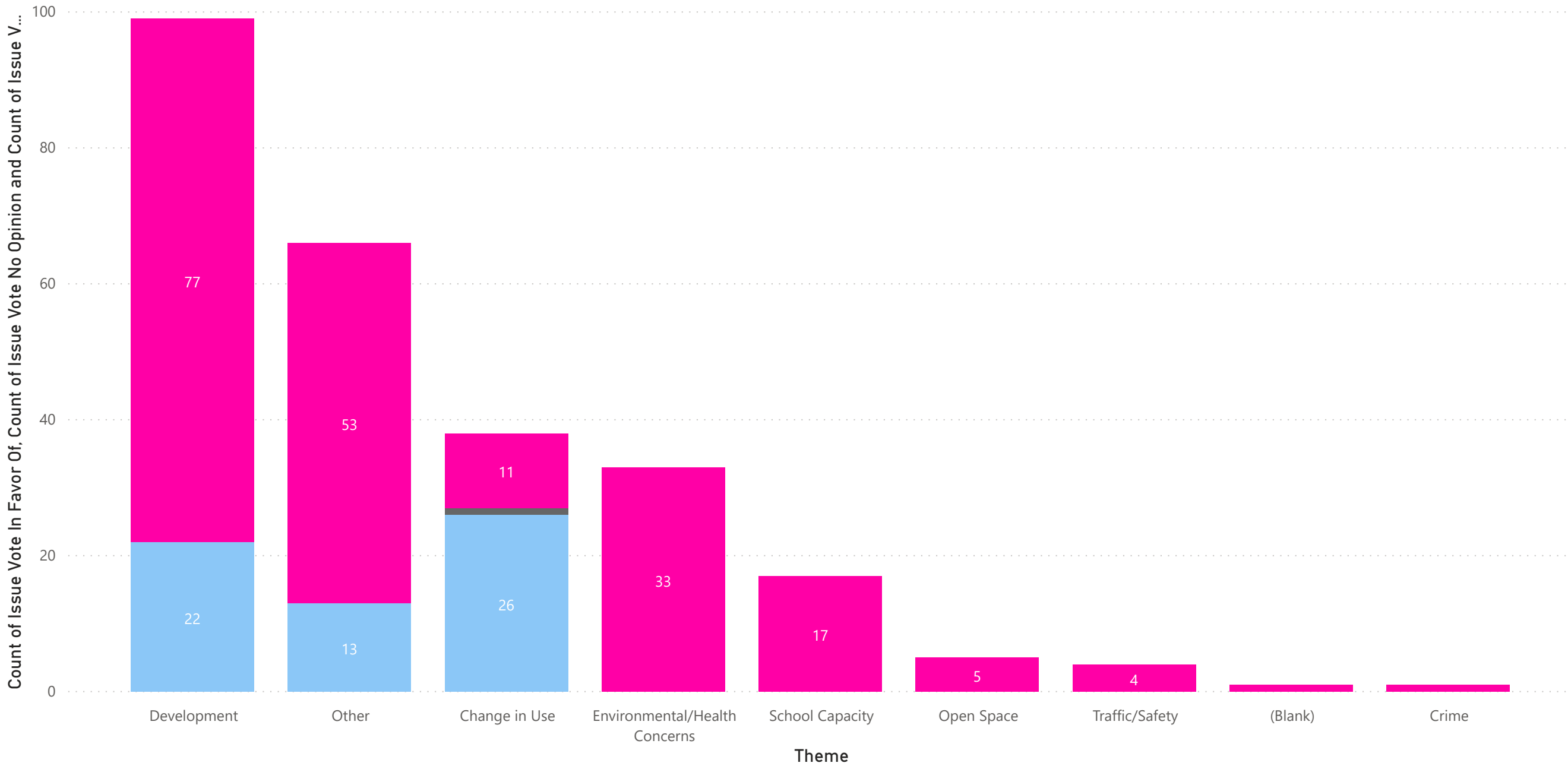
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Council District

7

Count of Issue Vote In Favor Of Count of Issue Vote No Opinion Count of Issue Vote Opposed



Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-001	The following is a summary of an opposition letter to CZMP Issue 7-001. Please refer to the full letter for details.				
	As a longtime resident of a property adjacent to the rezoning request, Mr. Mattheau is opposed to rezoning the property to BL. He notes a variety of negative effects the rezoning would bring him and the community. Specifically, he notes the loss of neighborhood and community character, decrease in home values, and an increase in noise, trash and rat infestation. He strongly opposes rezoning the property.	Michael	Mattheau	Opposed	Other
	This is a summary of an opposition letter to rezoning for CZMP Issue 7-002. Please refer to the full letter for details.				
7-001	This letter was sent by a longtime resident who lives adjacent to the property this rezoning request is associated with. The writer is concerned that rezoning could have negative impacts on property values, increase noise, trash and rats. He is also concerned that the current owner of the property has not been a good neighbor.	Ronald	Moore	Opposed	Other
7-001	As a 50 year resident of Homberg Avenue I am writing to oppose the rezoning of the rest (front) of 6 Homberg to business. The rear of Albright’s Mechanical Services is already an eye	Michael	Mattheu	Opposed	Other
7-002	The following is a summary of an opposition letter to the rezoning request for Issue 7-001. Please refer to the full letter for details.				
	The letter was sent by an owner of a property adjacent to the rezoning request. The writer states that he has put a lot of effort into improving his home and believes any rezoning of his neighbors' property to commercial zoning would negatively impact him and his neighbors. He is also concerned with foot traffic around the property and the possibility of unwanted businesses locating there in the future.				
		James	Garland	Opposed	Crime
7-002	The following is a summary of an opposition letter to CZMP Issue 7-002. Please refer to the full letter for details.				
	This letter mentions a variety of concerns around rezoning this property from residential to commercial. These concerns include parking, the current lack of upkeep on the property, and issues with rats in the area. The letter also raises questions about the compatibility of having commercial adjacent to residential uses. Some additional concerns are also raised.				
		Eugene and Suzy	Kleman	Opposed	Other
7-002	The following is a summary of a letter in favor of the rezoning issue from a representative for the property owner that put in the request. Please refer to the full letter for details.				
	The letter asks that the Planning Board vote in favor of changing the zoning on this property from DR 5.5 to BM. It states that the current property has been used as a service garage for decades and the access to the property is from Eastern BLVD not the residential neighborhood. The letter also mentions that a change in the zoning would make the property a conforming use and allow for improvements to be made				
		John	Gontrum	In Favor Of	Other
7-002	Property would be better served as strictly residential (DR 5.5) to the existing Kittyhawk/Orville Rd neighborhood. A potential change to a BM designation is rather worrisome. This neighborhood deserves to retain DR 5.5 status for all properties.	Thomas	Slevin	Opposed	Change in Use
7-002	My name is James Garland and I am the current owner of 39 Walkern Avenue. I wanted to attend the public hearing that was scheduled on March 31, 2020 but due to the recent restriction I contacted zoning who informed me that public hearings were canceled. They recommend I send an email with my comments on this zoning change. I purchased this property in 2012 and at that point immediately realized that our property was being used as a pathway/ shortcut to access the shopping center on Eastern Avenue. This neighborhood habit went down the side of my house which lead directly to the Wallace property. Verbal request to these violators did not stop this Trespassing. In order to end this foot traffic on my property, I obtained a permit (B793103) to construct a 6’ fence which runs down along Eastern Avenue and across the rear that adjoins the Wallace property. Through the last eight years we have obtained permits (See B935265) and constructed a 2 story addition to our house. We have worked ha	James	Garland	Opposed	Other
	I own 1808 and 1810 Kittyhawk Rd. I am OPPOSED to Petitioner's request to change the zoning from DR5.5 to BM. The community is a residential neighborhood. The requested change is inconsistent with the residential character of thee neighborhood and would negatively impact the other properties in the subdivision. TThe streets are not designed for commercial traffic. Both sides of the streets are lined with reidential properties. The zoning change would place an undue burden on the residential streets. There is inadequate parking to support BM zoning. The neighboring properties arre in close proximity to the subject prpperty. BM zoning opens the door to permitted activities on the subject proprty that would create noise incosistent with the peace and tranquility of a residential neighborhood. A change to BM zoning opens the door to both present and future permitted uses that would result in the degradation of the residential nature of the neighborhood.				
		Paul	Stiffler	Opposed	Change in Use
7-003	My name is Greg Duerr, I have lived at 512 riverside drive for 38 years. I am aware of the zoning request and I have known the operators of the marina for over 40 years They have always maintained a First class facility and helped improved the neighborhood over the years.	Greg	Duerr	In Favor Of	Change in Use
7-003	My wife Mary and I live at 524 Riverside Drive, Baltimore Maryland. We are family of the owners of riverside Marine Inc. We live net door to the property in Zoning Case CZMP 7-003. We are aware of and support the zoning request to B.M.B for the 1.02 acres.	Donald	Twine	In Favor Of	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme	
7-003	1.) I have known the Riverside business and family for 35 years.	David	Mills	In Favor Of	Change in Use	
	2.) I believe that the improvements that Riverside will be bringing to this property will enhance the area along with improving the environment and the habitat of the Back River water shed by cleaning and improving the shore line of this property.					
	3.) Yes I have been aware of this request.					
	4.) Yes I’m very much in support for this zoning request.					
7-003	This email is in support for the zoning of the adjacent property to Riverside Marine. I have known the marina operation for 30 years. They have worked hard to clean up and improve the operation and support the community.	Jeffrey	Zahner	In Favor Of	Change in Use	
7-003	My name is Frank Holden and I reside at 315 Margaret Ave in Essex, MD 21221. Except for a brief period of military service I have lived at that address since 1966. My home is within 1/4 mile of the proposed location I support the zoning request for 526 Riverside Drive. Riverside Marine Inc. has always been a great corporate neighbor in our neighborhood. All of their work throughout the years has done nothing but improve theoverall appearance of the community. Every upgrade to the facility allows them to better serve their customers while always being mindful that they are operating in a residential neighborhood. I support this zoning request and certainly hope you grant Riverside Marine the opportunity to grow their business in the same responsible manner in which that have always operated.	Frank	Holden	In Favor Of	Change in Use	
	Recently we received a notice in reference to CZMP Issue 7-004 at the request of Thomas Hall. This request is to enlarge a lot and remove an extremely well-liked area of trees. These trees provide much needed privacy andshade to our immediate home. This area has become overrun with business and this is the last sanctuary to our back yard. It is our opinion that this will lower the value of our home as it will no longer be private from a very busy and load adjacent road. We also have concerns that vehicles that do not belong to residents may be occupying limited spaces. Please consider this request to have zoningremain residential.					
7-004	Please accept this letter as proof of our support for the rezoning of the above listed parcels to a BR zoning. We have worked together with Mr. Scott Shinsky for well over 20 years as he is a business owner in our community. There have been many opportunities for Mr. Shinsky to partner with us through the years and he has done so each and every time. He often donates to our many events including our annual christmas gathering. We know that whatever he does to improve this property will also improve our community. If you have any questions or concenrs or would like to speak with our First Vice President, James M. Mannon, Please do not hesitate.	Gale	Waddell	Opposed	Open Space	
7-005	I am opposed to BR but I do agree with the recommendation of Business Local. I am for consistent zoning for the current owner but BR allows for the opportunities for the owner to sell the property with a more loose zoning of BR. There are neighboring schools and I'd like to think we should be more conservative until there is better insight on long term intended use.	Eastwood Community Civic Associati			In Favor Of	Other
7-005	The schools are already over crowded. Roads can’t handle additional traffic. Keep it the way it is, just upgrade it.	Lakeia	Newkirk	Opposed	Change in Use	
7-005	As a lifelong resident of this community, I am wholeheartedly supportive of the community association's efforts to lower zoning density in our community. It is important to protect our water quality, preserve ur quality of life and address school and infrastructire overcrowding through downzoning properties. I would respectfully request that the zoning on this property be changed from DR 3.5 to the requested DR 2 zoning.	Abigail	Riser	Opposed	School Capacity	
7-009	The membership of the Back River Neck Road Communiy Association support these zoning changes as put forth in their petition by the Rockaway Beach Improvement Association. The following is a summary of a letter in favor of CZMP Issue 7-009. Please refer to the full letter for details.	Kevin	McDonough	In Favor Of	Development	
7-009	The Rockaway Beach Improvement Association writes to voice support for the rezoning for issues 7-009, 7,010, 7,011, and 7,012. The Association represents the interests of residents of the Turkey Point and Cape May Peninsulas. The letter states that the area has seen increasing pressure to develop land and that this pressure is burdening local infrastructure and reducing available land for conservation, which is an important goal on the peninsula. The Association requests that these CZMP Issues be granted.	Carl	Maynard	In Favor Of	Development	
7-009	We wish to express our support for this request filed by the Rockaway Beach Improvement Association Inc., which is seeking to down-zone this property from DR 3.5 to DR 2. We share their concerns about the future of our community and the dangers that overdevelopment poses. We would respectfully request your support of this request.	Rockaway Beach Improvement Assoi			In Favor Of	Development
7-009	The following is a summary of an opposition letter to CZMP Issue 7-009. Please refer to the full letter for details.	Kris	Thompson	Opposed	Other	
	This letter, sent by the property owner where this rezoning request was made, expresses opposition to rezoning this area from DR 3.5 to DR 2. The property owner states that there is an existing development plan on the property and that the plan is for fewer homes than is allowed by the underlying zoning. In addition, 2.5 acres will be preserved in permanent forest buffer and conservation easements. The letter states that the proposed development is compatible with the surrounding area.					
7-009		Carolyn	Collini	In Favor Of	Other	
7-009		Ruth	Nuth	In Favor Of	Other	
7-009	We wish to express our support for this request filed by the Rockaway Beach Improvement Association Inc., which is seeking to down-zone this property from DR 3.5 to DR 2. We share their concerns about the future of our community and the dangers that overdevelopment poses. We would respectfully request your support of this request.	New Haven Wood Community Assoc			In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-009	I am a resident of the Essex peninsula and I am writing in opposition to CZMP Issue #7-009,#7-010, #7-011 and #7-012 for the requested downzoning of properties in the area for a number of reasons. 1.Property owners have rights. People buy property that has a certain zoning on it and they have a reasonable expectation that they can build or develop their land in accordance with that zoning. The current zoning should not be allowed to change without the current property owners approval or until such time as the property changes ownership. 2.I feel that this area of Baltimore County is significantly aging and needs new development and new homes to bring a growing demographic to the area in order maintain support for existing businesses, attract new businesses to move into the area and to justify an ongoing and efficient commitment of public resources in the area by Baltimore County.	Kris	Thompson	Opposed	Development
7-010	As a lifelong resident of this community, I am wholeheartedly supportive of the community association's efforts to lower zoning density in our community. It is important to protect our water quality, preserve our quality of life and address school and infrastructure overcrowding / overburdens through downzoning properties. I would respectfully request that the zoning on this property be changed from DR 3.5 to the requested DR 2 zoning.	Kevin	McDonough	In Favor Of	Development
7-010	The membership of the Back River Neck Road Communiy Association support these zoning changes as put forth in their petition by the Rockaway Beach Improvement Association. The following is a summary of a letter in favor of CZMP Issue 7-010. Please refer to the full letter for details.	Carl	Maynard	In Favor Of	Development
7-010	The Rockaway Beach Improvement Association writes to voice support for the rezoning for issues 7-009, 7,010, 7,011, and 7,012. The Association represents the interests of residents of the Turkey Point and Cape May Peninsulas. The letter states that the area has seen increasing pressure to develop land and that this pressure is burdening local infrastructure and reducing available land for conservation, which is an important goal on the peninsula. The Association requests that these CZMP Issues be granted.				
7-010		Rockaway Beach Improvement Assoi		In Favor Of	Development
7-010	We wish to express our support fr this request filed by the Rockaway Beach Improvement Association Inc., which is seeking to down-zone this property from DR 3.5 to DR 2. We share their concerns about the future of our community and the dangers that overdevelopment poses. We would respectfully request your support of this request.	New Haven Woods Community Asso		In Favor Of	Development
7-010		Carolyn	Collini	In Favor Of	Other
7-010		Ruth	Nuth	In Favor Of	Other
7-010	We wish to express our support for this request filed by the Rockaway Beach Improvement Association Inc., which is seeking to down-zone this property from DR 3.5 to DR 2. We share their concerns about the future of our community and the dangers that overdevelopment poses. We would respectfully request your support of this request.	New Haven Woods Community Asso		In Favor Of	Development
7-010	I am a resident of the Essex peninsula and I am writing in opposition to CZMP Issue #7-009,#7-010, #7-011 and #7-012 for the requested downzoning of properties in the area for a number of reasons. 1.Property owners have rights. People buy property that has a certain zoning on it and they have a reasonable expectation that they can build or develop their land in accordance with that zoning. The current zoning should not be allowed to change without the current property owners approval or until such time as the property changes ownership. 2.I feel that this area of Baltimore County is significantly aging and needs new development and new homes to bring a growing demographic to the area in order maintain support for existing businesses, attract new businesses to move into the area and to justify an ongoing and efficient commitment of public resources in the area by Baltimore County.	Kris	Thompson	Opposed	Development
7-011	As a lifelong resident of this community, I am wholeheartedly supportive of the community association's efforts to lower zoning density in our community. It is important to protect our water quality, preserve our quality of life and address school and infrastructure overcrowding / overburdens through downzoning properties. I would respectfully request that the zoning on this property be changed from DR 3.5 to the requested DR 2 zoning.	Kevin	McDonough	In Favor Of	Development
7-011	The membership of the Back River Neck Road Communiy Association support these zoning changes as put forth in their petition by the Rockaway Beach Improvement Association. The following is a summary of a letter in favor of CZMP Issue 7-011. Please refer to the full letter for details.	Carl	Maynard	In Favor Of	Development
7-011	The Rockaway Beach Improvement Association writes to voice support for the rezoning for issues 7-009, 7,010, 7,011, and 7,012. The Association represents the interests of residents of the Turkey Point and Cape May Peninsulas. The letter states that the area has seen increasing pressure to develop land and that this pressure is burdening local infrastructure and reducing available land for conservation, which is an important goal on the peninsula. The Association requests that these CZMP Issues be granted.				
7-011		Rockaway Beach Improvement Assoi		In Favor Of	Development
7-011	The following is a summary of a letter in opposition to CZMP Issue 7-011. Please refer to the full letter for details.				
7-011	This letter was sent by the Chapter 7 Trustee appointed in the bankruptcy case of TSC/Nesters landing LLC. The letter mentions that there is an existing approved development plan on the property and that the current bankruptcy proceedings operate as a "stay to any judicial, administrative or other legal act against property of the estate, including the Property and the record plan pertaining to the property." Therefore, the property should not be rezoned.	Joseph	Baldinger	Opposed	Other
7-011	We wish to express our support fr this request filed by the Rockaway Beach Improvement Association Inc., which is seeking to down-zone this property from DR 3.5 to DR 2. We share their concerns about the future of our community and the dangers that overdevelopment poses. We would respectfully request your support of this request.	New Haven Woods Community Asso		In Favor Of	Development
7-011		Ruth	Nuth	In Favor Of	Other
7-011	We wish to express our support for this request filed by the Rockaway Beach Improvement Association Inc., which is seeking to down-zone this property from DR 3.5 to DR 2. We share their concerns about the future of our community and the dangers that overdevelopment poses. We would respectfully request your support of this request.	New Haven Woods Community Asso		In Favor Of	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-011	I am a resident of the Essex peninsula and I am writing in opposition to CZMP Issue #7-009,#7-010, #7-011 and #7-012 for the requested downzoning of properties in the area for a number of reasons. 1.Property owners have rights. People buy property that has a certain zoning on it and they have a reasonable expectation that they can build or develop their land in accordance with that zoning. The current zoning should not be allowed to change without the current property owners approval or until such time as the property changes ownership. 2.I feel that this area of Baltimore County is significantly aging and needs new development and new homes to bring a growing demographic to the area in order maintain support for existing businesses, attract new businesses to move into the area and to justify an ongoing and efficient commitment of public resources in the area by Baltimore County.	Kris	Thompson	Opposed	Development
7-011		Carolyn	Collini	In Favor Of	Other
7-012	As a lifelong resident of this community, I am wholeheartedly supportive of the community association's efforts to lower zoning density in our community. It is important to protect our water quality, preserve our quality of life and address school and infrastructure overcrowding / overburdens through downzoning properties. I would respectfully request that the zoning on this property be changed from its current zoning to the requested DR 3.5 zoning.	Kevin	McDonough	In Favor Of	Development
	The following is a summary of a letter in favor of CZMP Issue 7-012. Please refer to the full letter for details.				
	The Rockaway Beach Improvement Association writes to voice support for the rezoning for issues 7-009, 7,010, 7,011, and 7,012. The Association represents the interests of residents of the Turkey Point and Cape May Peninsulas. The letter states that the area has seen increasing pressure to develop land and that this pressure is burdening local infrastructure and reducing available land for conservation, which is an important goal on the peninsula. The Association requests that these CZMP Issues be granted.				
7-012		Rockaway Beach Improvement Association		In Favor Of	Development
7-012	I received a letter this past week informing me of a possible zoning change under 2020CZMP issue 7-012 at the request of Rockaway Beach Improvement Association, Inc. I am the owner of the 514 Brighton Place 21221 townhouse. I support this request of the zoning change. Unfortunately, I will not be able to attend the upcoming hearing so I have elected to voice my opinion on this matter via this letter.	Allison	Collins	In Favor Of	Development
7-012	We wish to express our support for this request filed by the Rockaway Beach Improvement Association Inc., which is seeking to down-zone this property from CB to DR 3.5. We share their concerns about the future of our community and the dangers that overdevelopment poses. We would respectfully request your support of this request.	New Haven Woods Community Association		In Favor Of	Development
7-012		Ruth	Nuth	In Favor Of	Other
7-012	We wish to express our support for this request filed by the Rockaway Beach Improvement Association Inc., which is seeking to down-zone this property from CB to DR 3.5. We share their concerns about the future of our community and the dangers that overdevelopment poses. We would respectfully request your support of this request.	New Haven Woods Community Association		In Favor Of	Development
7-012	We wish to express our support for this request filed by the Rockaway Beach Improvement Association Inc., which is seeking to down-zone this property from CB to DR 3.5. We share their concerns about the future of our community and the dangers that overdevelopment poses. We would respectfully request your support of this request.	New Haven Woods Community Association		In Favor Of	Development
7-012	I am a resident of the Essex peninsula and I am writing in opposition to CZMP Issue #7-009,#7-010, #7-011 and #7-012 for the requested downzoning of properties in the area for a number of reasons. 1.Property owners have rights. People buy property that has a certain zoning on it and they have a reasonable expectation that they can build or develop their land in accordance with that zoning. The current zoning should not be allowed to change without the current property owners approval or until such time as the property changes ownership. 2.I feel that this area of Baltimore County is significantly aging and needs new development and new homes to bring a growing demographic to the area in order maintain support for existing businesses, attract new businesses to move into the area and to justify an ongoing and efficient commitment of public resources in the area by Baltimore County.	Kris	Thompson	Opposed	Development
7-013	This makes sense	Lakeia	Newkirk	In Favor Of	Other
	The following is a summary of a support letter sent by the attorney of the property owner who put in the rezoning request for Issue 7-014. Please refer to the full letter for details.				
	The letter states that rezoning the area from DR 5.5 to ML IM will allow their client to run his commercial waterproofing business on site. In addition, the letter states that various Baltimore County community plans and documents suggest support for such a zoning change.				
7-014		Jason	Vettori	In Favor Of	Other
	The following is a summary of a petition in opposition to CZMP Issue 7-014. Please refer to the signed petition for details.				
	This petition in opposition to CZMP Issue 7-014 was signed by seven individuals that reside on the street adjacent to the petitioner’s property. They are opposed to changing the zoning from DR 5.5 to ML IM zoning as their community will not be beneficiaries of such a change.				
7-014		Jessie and Thomas Seubert		Opposed	Change in Use
	The EMRCC supports the Planning Staff’s recommendation to retain the current DR1 zoning on the Fort Howard property. The close proximity to the Chesapeake Bay and the grossly inadequate road network serving this site make more intense development totally inappropriate.				
7-015		Essex Middle River Civic Council		Opposed	Development
7-015	The following is a summary of an opposition letter to the rezoning request for issue 7-015 from the Fort Howard Community Association, Inc. Please refer to the full letter for more details. The letter states that the residents of the Fort Howard community oppose the rezoning of Fort Howard Veterans Administration property.	Fort Howard Community Association		Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
	The following is a summary of an opposition letter to the rezoning of the Fort Howard Veterans site, CZMP Issue 7-015. Please refer to the full letter for details.				
	Resident, Christine Brooks, is opposed to the rezoning of the Fort Howard Veterans property. She would like the property to be used for veterans and she would like the land to continue to be used for VETS. Ms. Brooks is also opposed to the rezoning because of over-housing, traffic and crime related reasons.				
7-015		Christine	Brooks	Opposed	Development
7-015	I am totally against the 2020 CZMP rezoning of Fort Howard. It would seriously impact the quality of the people, wildlife that live in Edgemere and Fort Howard. We have already had to put up with the Bauer's farm development and now you want to impose even more development on us. We do not need any more traffic coming up and down North Point rd.	Kathy	Roub	Opposed	Development
7-015	I want to voice my opinions on the rezoning issues that will affect the Edgemere, Fort Howard, Millers Island area. I am against the rezoning of the Fort Howard VA hospital property . This area does not need any further development. Every family that lives in this area will be negatively impacted as will the wildlife. Please help us prevent what I think will be a disaster for this area.	Diane	Wright	Opposed	Development
7-015	I oppose 7-015	Mary	Randall	Opposed	Development
7-015	I am strongly against rezoning fort Howard. This will create a lot more traffic that we don't have space for, more kids when schools are already over Max capacity and destroy the little bit of land left for wildlife.	Lisa	Ellers	Opposed	Development
7-015	I live on Miller's Island and I am opposed to any building of homes on Fort Howard. It should remain property for our Veterans! We have partially built housing projects on Miller's Island that have not sold and are nothing but eye sores at the end of Miller's Island on Cuckold Point Road! Shaw's Discovery is enough for now and that's not complete yet. Enough is enough! These developers come into our communities with all the promises and they never come to fruition! We have 2 monstrosities on 6th street that did not adhere to zoning restrictions and they are left vacant in in states of disrepair! Shame on our county executives that allow this to continue!	Karen	Miller	Opposed	Development
7-015	Opposed	Laura	Diven	Opposed	Other
7-015		Stacy	Davies	Opposed	Development
7-015		Frank	Wilcox	Opposed	Development
7-015		Courtney	Rachuba	Opposed	Development
7-015		Carol	George	Opposed	Development
7-015		Sherry	Gerben	Opposed	Development
7-015		Charles	Gerben	Opposed	Development
7-015	Our Todd's Farm community strongly opposes the designated DR 1 to DR 5 at the Fort Howard Veteran's Administration Property. We have traffic issues on the narrow road leading to this property through Edgemere already. We have traffic back-ups at the present time through Edgemere. The public school system is over crowded in our area as we already have to accommodate the new families and future families of the former Bauer's Farm now called Shaw's Discovery and new homes being built at the Sparrows Point Country Club. We feel the the 500 new homes in the rezoned Fort Howard area is not conducive to the environment of the Patapsco River. The Patapsco River, an already polluted waterway, should not have to be more compromised due to the unnecessary building of these new homes and roads that accompany them. This will affect the delicate wildlife in this area leading to more of a demise of our natural resources ie fishing and crabbing etc. Also, our public services will be overwhelmed with this added population. We are strongly opposed to this zoning change (DR 1 to DR 5) and hope the voices of the people who live in this area are heard and acknowledged.	Ronald	Kendall	Opposed	Environmental/Health Concerns
7-015	Eant to keep the one house per acre. We alrrady dont have schools capable of handling that many houses	Kerry	Dolch	Opposed	School Capacity
7-015	Our schools are already above capacity. The two lane road that provides the only access to Ft. Howard and Miller's Island is already inadequate, especially in case of emergency. If there is an accident, if anything blocks this road, residents can neither leave nor return to their homes. This is sometimes unsafe. Infrastructure, in general, is maxed. The environmental impact on our wetlands and wildlife would be harsh. More homes cannot be accommodated safely.	Linda	Riach	Opposed	Environmental/Health Concerns
7-015	The amount of traffic this will impose will be a safety risk to our children who walk to and from school each day. The amount of new housing in this area has already become an issue with school overcrowding. The fact that our children do not have safe paths to walk to school should be addressed as it stands now. This community would rather see this area renovated to assist our vetrens who are in need and deserve to be acknowledged for their service. The traffic this will create will cause our current residents who have lived here for generations to on leave there neighborhood to find a less congested place to live. I strongly oppose the plan!	Melody	Hutchins	Opposed	Development
7-015	OUR COMMUNITY IS COMPLETELY SATURATED WITH HOUSE AS IS. OVERCROWDED SCHOOLS ,NOT ENOUGH EMS COVERAGE FOR THE CURRENT POPULATION AND OUR STREESTS ARE TAXED TO THE MAX.....THIS FACILITY SHOULD BE USTILIZED AS A WOUNDED WARRIOR REHAB FACITY AND ONLY THAT.....	BILL	JOHNS	Opposed	Development
7-015	I am strongly opposed to the re-zoning of Fort Howard. The preservation of this property is absolutely imperative.	Kevin	McDonough	Opposed	Other
7-015	While this issue it not within our immediate community, we wish to stand in solidarity with our friends on the North Point Peninsula and express our strong opposition to the re-zoning of Fort Howard.	Rockaway Beach Improvement Assoi		Opposed	Development
7-015	I hope you oppose the rezoning of Fort Howard, because our infrastructure can't handle a DR 5.5, our wildlife wont have anywhere to go, traffic would be a huge problem, and our schools over crowded. Please vote no for rezoning of the Fort Howard property.	Stephanie	Williams	Opposed	Environmental/Health Concerns
7-015	I strongly oppose the rezoning of Fort Howard. Southeastern Baltimore County has been overdeveloped with residential property which has in turn overcrowded the public schools and put further stress on our infrastructure and environment while reducing the green space that increases property values. Climate change and rising water level studies should also be conducted due to the properties close proximity to the Chesapeake Bay.	Jonathan	Wilson	Opposed	Environmental/Health Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-015	I very strongly oppose the rezoning of Fort Howard. The area is already over developed, the schools are overcrowded, and the traffic is at an all time high. The wildlife has no where to go and have already caused severe accidents along the main route to Fort Howard. The location is not ideal for housing due to the frequent flooding during minor storms. Please re-evaluate and vote NO.	Ashley	Krol	Opposed	Environmental/Health Concerns
7-015		Kelsey	Ader	Opposed	Other
7-015	Due to the already over crowded roads and schools, environmental impact, and history of the land I vote NO	Dawn	Ader	Opposed	Development
7-015		Kevin	Ader	Opposed	Other
7-015		Kevin	Ader Jr	Opposed	Other
7-015	I think the property should be used for veterans only medical center or hospital and should remain as historical only.if you have any questions call 410-477-2681, if this development happens need a bridge or another road	Janice	Wolinski	Opposed	Other
7-015	I dont want them to build over there. I want a Veterans hospital. The development would destroy this neighborhood and surrounding neighborhoods and overcrowd our schools.	Joseph	Wolinski	Opposed	Development
7-015	Im opposing this zone change because of the amount of traffic, this is a 1 way in 1 way out road, it would cause overcrowding of schools.	Kathryn	Hamdan	Opposed	Traffic/Safety
7-015	It's should go to the historical preservation committee because of the war of 1812, and that much traffic would make it harder for me to get back and forth to work.	Timothy	Zebrowski	Opposed	Other
7-015	Our schools are already overcrowded. Use this property for a new high school. This proposal would bring excessive traffic and environmental problems related to that traffic. .	Frank	Neighoff	Opposed	School Capacity
7-015	This is a historic community and does now have the roadways to support the amount traffic that would come with the amount of houses that could be built with this change our schools cannot handle the influx of new children it is not in the best interest of our small community	Pamela	Miller	Opposed	Development
7-015	Our infrastructure can not handle this! Our schools are overcrowded and in need of repair, the roads are overcrowded as it is! I believe this area coyl'd be used for something much better than this!	Felecia	Brittain	Opposed	School Capacity
7-015		Charles	Brittain	Opposed	Other
7-015		Dena	Schleig	Opposed	Other
7-015	I feel this is a Historical site and should only be used as such.	Steve	Schleig	Opposed	Other
7-015	The schools in the area are overcrowded. The infrastructure is old and cant support the new homes that were just built, and it is an historical site yhat should preserved.	James	Waterfied jr	Opposed	School Capacity
7-015		Cristie	McNew	Opposed	Other
7-015		Ernie	McNew	Opposed	Other
7-015		Crystal	Kellner	Opposed	Other
7-015	The traffic has dangerously increased. You will run off the wild life and increase pollution to the bay. Great historical place stop destroying educational opportunity	Eric	Johnson	Opposed	Environmental/Health Concerns
7-015	Without major improvements to roads, pedestrian paths, and schools, the area cannot support the additional residents.	Phillip	Rogers	Opposed	Development
7-015	Infrastructure will not support this increase as well as effects to the bay and surrounding environment	Darlene	Niccoli	Opposed	Environmental/Health Concerns
7-015	Our area cannot accommodate these homes. Our roads and schools are not well maintained and the schools are overcrowded as is. Adding additional homes will only make these issues worse.	Rachel	Fistek	Opposed	Development
7-015		Charles	Fistek	Opposed	Other
7-015	the infrastructure will not support additional houses per acre.	Kenneth	Rich	Opposed	Development
7-015	Rezoning this area is not in the interest of the community. Our schools are already over crowded, our roads and infrastructures can not handle this. Additionally, i believe there would be a negative environmental impact.	Stacy	Flynn	Opposed	Development
7-015	I strongly oppose the rezoning of Fort Howard Veteran's Hospital. Southeastern Baltimore County has been overdeveloped with residential property and the developers continue their attempts which has in turn overcrowded the public schools and put further stress on roadways and environment while reducing the green space that increases property values. We need to preserve our environment. If anything was to be built on this property than a high school should be since the current school is already above 100% capacity.	Mary	Weinreich-Ritchie	Opposed	Development
7-015	The middle and high schools are grossly overcrowded with no plan in sight to fix the problem. The infrastructure of roads and access cannot handle the number of households being proposed.	Alyssa	Merkel	Opposed	School Capacity
7-015	The schools in our area are extremely overcrowded with no plans nor space to increase capacity. The infrastructure cannot handle all the houses being built in this area.	Jeanette	Budny	Opposed	School Capacity
7-015		Carrie	Gardner	Opposed	Other
7-015	Over crowded communities already in 21219 and 21052	Mary	Randall	Opposed	Development
7-015	I am opposed to this rezoning because they are building so much down here and not fixing things first. If anything we need to get homes for our veterans who served our country so they have hospital access right by them. Also all the animals that are in fort howard will be pushed farther out into the roads to cause more accidents.	Christa	Yeager	Opposed	Development
7-015		Amie	Vicari	Opposed	Other
7-015		Barbara	Yeager	Opposed	Other
7-015		William	Yeager	Opposed	Other
7-015		Scott	Yoos	Opposed	Other
7-015	This will create more overcrowding which is already an issue in the sparrows point/fort Howard communities.	Lisa	Ellers	Opposed	Development
7-015	Our sewer system and roads can't handle the extra traffic this will cause. It will also become a hazardous situation for our children in our community.	Matthew	Ruzicka	Opposed	Traffic/Safety
7-015		Craig	Nowak	Opposed	Other

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-015	The school's are already at capacity there is no more room for trailer classrooms, too many people for our roads now. The water, sewer, and electrical system can't take on more residents. It would be nice to have it turned into a sports park for the rec. Council and for public use.	Steven	Dickinson	Opposed	School Capacity
7-015		Charlene	Hendley	Opposed	Other
7-015	The traffic on the roads is bumper to bumper and more and more accidents are happening on the two lane road. I believe there are wetlands and buffer zones that would be affected by a higher density zone. Sewer and water could not take on more houses in the area. The schools are already overcrowded. There are not enough recreational facilities for the youth in our area. This beautiful historical waterfront site should be used as a community for veterans. What a waste it would be to see the general population living on this land. If not used for the veterans, then turn it into a park so everyone can enjoy it's beauty.	Paula	Neubauer	Opposed	Development
7-015		James	Neubauer	Opposed	Other
7-015	Area has overcrowded schools, and high traffic volume made worse by previous development	Robert	Powell	Opposed	School Capacity
7-015	Schools overcrowded, infrastructure is stressed already	Lori	Powell	Opposed	School Capacity
7-015		Nicole	Barcikowski	Opposed	Other
7-015		David	Barcikowski Jr	Opposed	Other
7-015	I feel that this area should be kept historical, used for veterans, or maybe an extension of the park. Let's keep it beautiful...it's not about how many people you can cram into one area to ensure you get voted back into office. I hope our voices actually matter.	Gianna	Barcikowski	Opposed	Other
7-015	I believe there are better options for this property. Our local schools are already over crowded where students have to learn in office trailer settings. Some public roads don't even have adequate sidewalks for students to travel to and from school. I believe it's time to give back to the community and what better way then to build a park, ball fields, and or playgrounds. Until the local infrastructure and schools are adequately addressed adding more residents/homes will only worsen the problems already in place.	Dylan	Barcikowski	Opposed	Development
7-015		Miranda	Rudacille	Opposed	Other
7-015	I am opposed to any housing or business development for this zone. I would be agreeable ONLY to development IF this area would be developed for our military veterans. This area should be used to build a small hospital and rehab facility that cares for our veterans. This area has direct ties to history that will be lost if it is rezoned for housing and business development.	Catherine	deWit	Opposed	Development
7-015	I as a born and raised resident of fort Howard object to the resining of ft Howard it's a horrible idea that would cripple our small quiet town with more residents bring more crime (especially section8 housing) more police more traffic and over population of schools and roads I'm totally against it	Ronald	Jacobs	Opposed	Development
	The following is a summary of an opposition letter for CZMP Issue 7-015. Please refer to the full letter for details.				
7-015	Long-time resident, Eva Koluch, strongly opposes the rezoning of the Fort Howard site. She is worried about increasing the population in the area and about school overcrowding. She is also worried about increased traffic and crime.	Eva	Koluch	Opposed	Development
	I oppose the rezoning of Fort Howard.				
	Edgemere has a lot of traffic on North Point Road. This road is one way in each direction with out a shoulder. This is the only road leading into Fort Howard.				
	The entire Fort Howard area does not have mail delivered to houses. We must go to the little post office to pick up our mail. This post office is not even handicap accessible.				
	The schools are already crowded. Several children were not accepted into the Pre-K-4 program this school year because there was no place for them. Building more houses would be a disadvantage for the children.				
	Changing the existing zoning in Fort Howard will not benefit our community.				
7-015	Please DO NOT change the zoning in Fort Howard.	Paul	Koluch	Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-015	Emailing to oppose rezoning of Fr. Howard. In all honesty if country planners actually lived down here I do not believe they would be proposing this project. There is one way in and one way out of here. If you lived down here you’d know that. We are a tight knit community and would like to keep it that way. Build housing for Amazon and Tidewater elsewhere. Not here. There are properties further up North Point Boulevard and Wise Avenue.				
	The current bus line stops at Wise Avenue and North Point Boulevard – we really do not want buses whizzing down and stopping on our one way in and one way out road. We are already experiencing some congestion with the addition of Shaws Discovery on North Pont Road.				
7-015	How is it that no one asked any of us who live down here about this?				
	I cannot think of anything more unfair that has been done in the county in a long time since the ill-conceived concept of Move To Opportunity.	Elaine	Williams	Opposed	Development
7-015	I would not like the zoning changed in ft howard because traffic is already bad enough on our one way in andone way out road. No need to keep building more houses to bring more people in because it would make things worse than it is.	Jake	Diven	Opposed	Development
7-015	I am a resident of Fort Howard, a town of 200 homes. I am apposed to the increase of homes per acre sought out by Developer Sam Himmelrich. Our small town is on a Peninsula With roads that pass through our development with no sidewalks, Shoulders, bike paths or even curbs. There is no way to circumvent this. I do not want a large development of houses in my community. We like the rural character of our town. There is no trade offs Sam Himmelrich can offer for changing the character of our town. No coffee cafe, recreation hut etc. or other ammenity promised.				
	We want our town to stay the same! Please consider my request	Linda	Traylor	Opposed	Development
7-015	I think the rezoning of Ft. Howard is a terrible idea. The area middle/high school is already overcrowded. The school cannot accommodate extra students from more housing in Ft. Howard.				
7-015	The one lane road that goes into Ft. Howard can't take the overflow of traffic, not for the construction effort or the influx of peoplewho will live in the area.	Corinne	Feldpush	Opposed	Development
7-015	I am opposing the rezoning at Fort Howard. My family moved to this small community because the schools are better than most schools and I want me children to get the best education. Adding Section 8 housing will effect the safety in the community and over crowd the school. Please don't zone Fort Howard for Section 8 housing.	Melissa	Raymond	Opposed	Development
	The following is a summary of a letter in opposition to CZMP Issue 7-015. Please refer to the full letter for details.				
7-015	Resident David Hall is concerned about infrastructure and road capacity to handle more development at Fort Howard. He is also concerned about school overcrowding and losing Fort Howard as an important cultural amenity for the community.	David	Hall		Development
7-015	My name is Kelly Kolstrom and I am OPPOSING the development of the VA development in Fort Howard Maryland in Baltimore county. Our schools are overcrowded and our roads can not handle the extra traffic. I OPPOSE this.	Christy	Lucas	Opposed	School Capacity
7-015	My name is Linda Lucas and I am OPPOSING the development of the VA development in FortHoward Maryland in Baltimore county. Our schools are overcrowded and our roads can not handle the extra traffic. I OPPOSE this.	Linda	Lucas	Opposed	Development
7-015	I OPPOSE the rezoning of Fort Howard. I have tried multiple times to access the webpage provided but it appears to be down. I have lived in Fort Howard over 20 years and the reason people move here is the Nature settings and wildlife in the area. There is 1 lane and 1 lane out on a small road that is already overcrowded. The school system is already severely over crowded, and changing the existing zoning will only lead to more problems in all areas. Please DO NOT change the zoning.	Barry	Koluch	Opposed	Environmental/Health Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-015	I oppose the rezoning of Fort Howard.				
	Our family lives in Fort Howard. North Point Road is only 30 mph, one lane each way from North Point Boulevard all the way (about 4 miles) into Fort Howard. This little road is the only way into Fort Howard. There are no sidewalks, bike lanes, or shoulders in our area. Increasing the number of residents will create more activity on this already busy road.				
	We do not even have mail delivered to our houses in Fort Howard. We have a little Post Office where we can only access from Monday - Friday 8am-4pm, and Saturday from 9-11am. There are steep steps to enter the post office, it does not even have a ramp to make it easier for us to enter the public building.				
	The schools in our area are already crowded. Several children were not accepted into the Pre-K-4 program this school year due to availability for them. Why would the county want to increase the amount of children in an area that already can not provide for the families living here now?				
	Changing the existing zoning in Fort Howard will not be of any benefit to our community, it will only lead to more problems. Please consider the safety of our families, and especially our children.				
7-015	Please DO NOT change the zoning in Fort Howard. Thank you.	Darlene	Koluch	Opposed	Development
7-015	I am writing to you today to let my opinions be heard regarding the possible rezoning of Fort Howard veteran's hospital property in Fort Howard Maryland. I do NOT wish for the zoning to be changed. I do NOT want the zoning increased to allow the number of houses that could be built per acre to increase. This would have a negative effect on the community, especially the infrastructure. My children go to the local schools and they are already busting at the seems with overcrowding. Also the traffic flow would be severely impacted. I AM AGAINST REZONING OF FORT HOWARD!	Holly	Schultz	Opposed	Development
7-015	My name is, Michael Steigerwald and live at 4541 Greencove Circle in 21219. I oppose the zoning in FT Howard, there is already too much traffic and we do not need that many new houses!	Michael	Steigerwald	Opposed	Development
7-015	The following is a Change.Org Petition signed by over 600 members of the Fort Howard Community.				
	In the 2016 Baltimore County Comprehensive Zoning Mapping Process, Veterans and Fort Howard Community Association advocate Baltimore County Councilman Todd Crandell rezoned the former 104 acre Fort Howard Veterans Medical Center, uniquely located on Baltimore County's Chesapeake Bay shores of Historic Fort Howard, Maryland, ensuring redeveloped of the property will benefit of our veterans. Presently, Baltimore County Councilman Todd Crandell's 2016 zoning decision is being challenged. On behalf of our veterans, please sign this petition showing your continued support of Baltimore County Councilman Todd Crandell's 2016 zoning decision ensuring the Fort Howard Veterans Medical Center redevelopment will benefit of our veterans.				
		Fort Howard Community Association			Development
	More consideration needs to be given to the infastructue of the surrounding areas including roads and schools. Site needs improvements	t Ella	Reid	Opposed	Development
	Schools over crowded already and the area only has 1 main road in and out.	Jessica	James	Opposed	School Capacity
7-015	Don't have the infrastructure, one way in/out, outdated sewer and water pipes, no sidewalks, overcrowded schools. The area would be too densely populated. Should stay as open space we need more of that in this area.	Brenda	Patro	Opposed	Open Space
7-015	Should stay vacant or for veterans only	David	Patro, Sr.	Opposed	Other
7-015	Schools are overcrowded already	Katie	Patro	Opposed	School Capacity
7-015	Should not be built upon to bring in more people to an overcrowded school problem now,Too many hones and over populated area now too much traffic affecting the safety of the students of the schools and children .	John	Wilson	Opposed	Development
7-015	The amount of traffic this will impose will be a safety risk to our children who walk to and from school each day. The amount of new housing in this area has already become an issue with school overcrowding. The fact that our children do not have safe paths to walk to school should be addressed as it stands now. This community would rather see this area renovated to assist our vetrens who are in need and deserve to be acknowledged for their service. The traffic is terrible now and the roads need fixed. Untill the county can take care of the infrastructure thats there with repairs no new homes, condos or apartment buildings should be constructed. Wee need side walks. Repaved roads and more park space for the community along with adding less stress on current wild life in the area.	Mary	Cool Crouse	Opposed	Development
7-015	This development will severely impact traffic in the area posing a serious safety hazard to the community. It will also adversely affect the population in the local schools which are overpopulated already	Michael	Bolling	Opposed	Development
7-015	The traffic is already bad enough and not safe for student that have to walk to and from school. The schools are already over populated and have enough issues without adding more students to them	Michelle	powell	Opposed	Traffic/Safety
7-015	All of our middle and high school students are already in one building that is over crowded and gives our teachers very limited time to assist them. There are no sidewalks and only one road to enter and exit the area which is a disaster waiting to happen. This is a safety issue any way you look at it and will be a complete injustice to our children and community.	Crystal	Petway	Opposed	School Capacity
7-015	Current resources (including public school access) are already over burdened; public road access is limited in scope and design	Yvonne	Wray	Opposed	School Capacity

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-015	The infrastructure of the area does not support this. The middle and high schools are already classrooms that are overcrowded and the students are the ones suffering. There are traffic issues already in the area. This property needs to be for the community and veterans.	Tammy	Fazenbaker	Opposed	Development
7-015	Current resources (including public school access) are already over burdened; public road access is limited in scope and design	Jennifer	Smith	Opposed	Development
7-015	Our schools can not support an influx of more students! More then 1 community is effected by this in a negative way. Not to mention only one way in and out of the area. This property was meant to serve veterans, and it should continue.	Patricia	Hudson	Opposed	School Capacity
7-015	no desire to own a home in an overcrowded underfunded neighborhood	Steven	Gaydos	Opposed	Development
7-015		Buddy	Seal	Opposed	Other
7-015		Stacy	Seal	Opposed	Other
7-015	The infrastructure of the site can not handle development of this magnitudeGreen space is needed in the area to absurb rain water run off; area schools are overcrowded now, one main road entering and exiting the site overcrowding the road and causing traffic hazzards.	Bethany	Doerflein	Opposed	Environmental/Health Concerns
7-015	The current schools are overcrowded and the infrastructure that is currently there cannot support new houses. Why not renovate Ft Howard for Vets and keep it green!!	karen	Hilseberg	Opposed	Environmental/Health Concerns
7-015		Amanda	Chalk	Opposed	Other
7-015	Personally I agree with ALL above Opposed votes because Schools are Seriously Already overcrowded!! This shouldn't even be an issue to very The on. We need that to be developed for our Existing veterans who do NOT receive the care they deservingly should have! You all just wanna keep cramming more and more people into an area that it is currently bunch sardines stacked on top of each other?? It's ridiculous that the s is even an issue to vote on. Our vets are the Only ones that should benefitting from ANY development team f that land. I have been taking my family to FortHoward for more than 2 decades and now you want to take away this historical landmarkark to develop even more housing? That's the WORST decision you u could make. That are is crowded as it is and the existing residents & business owners would just be stepping stone the you all, don't we matter? Traffic on that road is dangerous because it's narrow already, AND the kids walking home from school is UNSAFE as it is	Belinda	West	Opposed	Development
7-015	I opposed. The roadways and schools can not handle this large development. Everytime someone says 1 house per acre it alwaysturns out to be a more like 1000 new homes. This area will not survive this madness. Stop this development now!	Joy	Yancheski	Opposed	Development
7-015	No growth is best. Give the Veterans a park they can enjoy. Fort Howard is not suitable for development. We like it the way it is.	Steven	Yancheski	Opposed	Development
7-015	The roads and schools cannot support the increased number of housing being proposed. Infrastructure is barely sufficient for current residents. If a state of emergency occurs, evacuation will be extremely arduous with increased numbers on a one-lane, the ONLY lane out.A higher density housing will have an adverse environmental impact.	Marjorie	Vogele	Opposed	Environmental/Health Concerns
7-015	As a former Military installation, this site should continue to honor and support Service members, veterans and families. Rezoning is generally considered when improvements can benefit an area. This zone change would only add to already serious infrastructure issues. Please find a better way to buy votes from property investors without damaging an area rich in Military history and part of our heritage. Why not develop this property to continue to support those for whom it was originally intended. Homeless Veterans are in dire need of facilities for support, rehabilitation and healthcare. They gave for us, use this time to give back.	Thelma	Horn	Opposed	Other
7-015	I am a Ft.Howard,Md. 21052 resident who is ALSO AGAINST the re-zoning of Ft.Howard vet hosp/park (Like Every one else who lives here)..besides this is a national landmark/great community park - the area just can NOT handle anymore capacity. We (the neighbors of Ft.Howard,Md.20152) love our little community just the way it is & DO NOT need anything else built down here! (Especially section 8 housing!) (Nothing against section 8 housing - it has its place , just NOT here in this area!)	Christopher	Evans	Opposed	Development
7-015	We would like to submit our opposition to the Fort Howard Rezoning. Our area has its own "flavor". It's a quiet, scenic, historical area. It's residents have family ties back to the Bethlehem Steel days. Many residents still earn a living by working on the Chesapeake Bay, keeping tradition alive. People tend not to leave this area because it's safe, beautiful, and friendly. We feel the Fort Howard Rezoning will change this hometown. Another development, in addition to Shaw's Discovery, the proposal for Sparrows Point Country Club, the development in North Point Village, brings overcrowding schools, straining stores, traffic, trash, and crime. The initiators of these projects do not live here. Their interests are not community based. Years ago, this area was known as "Baltimore County's best kept secret". Let's keep it that way. Thank you	Judy	Rusky	Opposed	Development
	The following is a summary of an opposition letter to CZMP Issue 7-015. Please refer to the full letter for details.				
7-015	This letter requests that the zoning at the Fort Howard site remain the same, DR 1. They are concerned about traffic along North Point Road, school overcrowding, and environmental issues like wetlands protection. They would also like any redevelopment of the site to be reserved for Veterans.	Joseph and Pamel Munday		Opposed	Environmental/Health Concerns
7-015	I do not want to see Fort Howard rezoned, I grew up here and live here. I do not want Fort Howard used for anyone but our Veterans.	Tracy	Diven	Opposed	Development
	The following is a summary of a letter opposing the rezoning for Issue 7-015. Please refer to the full letter for details.				
7-015	The North Point Peninsula Council is opposed to rezoning the Fort Howard Veterans site from DR 1 to DR 5.5. The Council believes that a more thorough study of the issue should take place as part of the 2030 Master Plan process and that issues around public works, traffic, school capacity, the environment and other issues should be taken into account.	North Point Peninsula Council		Opposed	Other
7-015	I am opposed to Section 8 in Fort Howard	Stephen	Hughes	Opposed	Other
7-015	I am a Ft.Howard,Md. 21052 resident who is ALSO AGAINST the re-zoning of Ft.Howard vet hosp/park (Like Every one else who lives here)..besides this is a national landmark/great community park - the area just can NOT handle anymore capacity. We (the neighbors of Ft.Howard,Md.20152) love our little community just the way it is & DO NOT need anything else built down here! (Especially section 8 housing!) (Nothing against section 8 housing - it has its place , just NOT here in this area!) We have enough traffic in the area now and our streets can not handle any more. The local schools are also over crowded.	Sandra	Evans	Opposed	Other

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-015	I am a Ft. Howard, Md. 21052 resident who is ALSO AGAINST the re-zoning of Ft. Howard vet hosp/park (Like Every one else who lives here)..besides this is a national landmark/great community park - the area just can NOT handle anymore capacity. We (the neighbors of Ft. Howard, Md. 20152) love our little community just the way it is & DO NOT need anything else built down here! (Especially section 8 housing!)	Sandy	Chmielewski	Opposed	Other
7-015	We would like to submit our opposition to the Fort Howard Rezoning. Our area has its own “flavor”. It’s a quiet, scenic, historical area. It’s residents have family ties back to the Bethlehem Steel days. Many residents still earn a living by working on the Chesapeake Bay, keeping tradition alive. People tend not to leave this area because it’s safe, beautiful, and friendly. We feel the Fort Howard Rezoning will change this hometown. Another development, in addition to Shaw’s Discovery, the proposal for Sparrows Point Country Club, the development in North Point Village, brings overcrowding schools, straining stores, traffic, trash, and crime. The initiators of these projects do not live here. Their interests are not community based. Years ago, this area was known as “Baltimore County’s best kept secret”. Let’s keep it that way.	Richard and Judy	Ruskey	Opposed	Development
7-015	I grew up in fort howard ,I went to church thier . my grand mother and uncle and aunts worked thier. I THINK BEFORE THERE ARE ANY DISICIONS MADE ON WHAT TO DO WITH FORT HOWARD .You need to look at the area ,our schools are over crowded our roads are a mess ,TRAFFIC is terrible especialy in the morning and afternoon. millers island is built up and you have bauer farm housing. Our children need a new school to learn and grow up with a good education . build a school on fort howard NOT HOUSES!	NA	NA	Opposed	School Capacity
7-015	Area and schools cannot handle increased traffic, housing to this magnitude	Joyce	Sparwasser	Opposed	Traffic/Safety
7-015	We don't have the infrastructure to support the additional houses, traffic is already heavy, schools are over crowded, etc	Howard	Flynn	Opposed	
7-017	I would like to make comment on CZMP 7-017. The owner of the property is requesting a zoning change to increase density vof housing. I am not in favor of such a request since it will impact a protected area and the Chesapeake Bay Protects area.	John	O'Brien	Opposed	Environmental/Health Concerns
7-017	The following is a summary of an opposition letter to CZMP Issue 7-017. Please refer to the full letter for details. The Rockaway Beach Improvement Association is opposed to this rezoning request. The letter notes that the area is environmentally sensitive close to the Chesapeake Bay and in an undeveloped part of the Back River Neck Peninsula.	Rockaway Beach Improvement Association		Opposed	Environmental/Health Concerns
7-017	My husband and I live close by this property and are strongly opposed to changing the zoning. The land should remain RC 20 to preserve the natural beauty of the property and for conservation. We do not want more residential development in our community. The owners of the property knew how the property was zoned when they purchased it.	Kristen	Gribble	Opposed	Environmental/Health Concerns
7-017	The following is a summary of an opposition letter to CZMP Issue 7-017 sent on behalf of the Rockaway Beach Improvement Association. Please refer to the full letter for details. The community is opposed to CZMP Issue 7-017. The community is opposed to any increase in development in this part of the Lower Back River Peninsula. The community cites the Lower Back River Neck community Action Plan that aims to keep this area protected from overdevelopment. There are also a number of environmental concerns outlined in the letter.	Rockaway Beach Improvement Association		Opposed	Development
7-017	The following is a summary of an opposition letter to CZMP Issue 7-017. Please refer to the full letter for details.				
7-017	John and Karen Myers are opposed to the rezoning of this property from RC 20 to RC 5. They cite past issues with the property owner that requested the zoning change. They are also concerned about what up-zoning this property would mean for the environment and state that the current sewer system is already at capacity. They are strongly opposed to this request.	John and Karen	Myers	Opposed	Environmental/Health Concerns
7-017	Please see attached letter.	Rockaway Beach Improvement Association		Opposed	Development
7-017	We are apposed to this change in zoning. The owner of the property was aware of the zoning when he purchased the property, and this rezoning is an attempt to make money off of	John and Maureer	O'Brien	Opposed	Environmental/Health Concerns
7-017	We live on Riverview Road, just a few houses down from this proposed change in zoning, and are STRONGLY OPPOSED. This peninsula is one of the treasures of Essex because of its	John & Melanie	DiFerdinando	Opposed	Environmental/Health Concerns
7-017	I do not oppose the rezoning requested.	Mark	Cunningham	In Favor Of	Change in Use
7-017	I do not oppose the rezoning request.	Steven	Gardner	In Favor Of	Change in Use
7-017	We do not oppose the rezoning request.	Fred & Antoinette	Goodman	In Favor Of	Change in Use
7-017	I do not oppose the rezoning request.	Mark	Svec	In Favor Of	Change in Use
7-017	The Applicant requests that the Planning Board recommend the RC 5 zoning classification for this property.	Salvatore & Charles	Maranto	In Favor Of	Change in Use
7-017	As a resident of Riverview Road for over 25 years, we feel it is very important that the county maintains the status quo. Over the past 5 years the county has planted thousands of trees to protect the integrity of the Chesapeake Bay. Zoning changes would permit the destruction of mature trees, undoing the progress made by planting the trees. This is to say nothing of the wasted cost at taxpayers expense. Many landowners of the Back River Neck peninsula have donated to the land trust in order to preserve the area as a natural watershed. As a conservation effort, it is our understanding that the county designed the sewage project for this area to discourage development of the area. Future development would overload the sewage system and cause traffic congestion as there is only one single lane road on the peninsula. Profiteering by developers would upset the fragile ecosystem of the Bay. Adding a clubhouse to the Golf Course would also impact these issues..	Anthony	Tamberino	Opposed	Environmental/Health Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-017	Many, many years of careful and thoughtful preservation and conservation have made this area what it is today - prime habitat for both humans and wildlife. Most of the humans here wish to maintain it as it is. Too bad the deer and wild turkey and the eagles and fox don't get a vote. They have no idea that they are in danger of losing 10 more acres of this prime habitat - forever! Yes, we know it's only 10 acres. But 10 acres this time, and 20 acres next time, and 200 acres the time after that, and before you know it, it's all gone. Dear council/board members, you were elected/appointed to do what is in the best interest of ALL the citizens of Baltimore County. Please be mindful of this before you vote to allow more development here. Thank you.	Dennis & Diane	Doyle	Opposed	Environmental/Health Concerns
7-017	Oppose because - this area in which this property is located is a critically sensitive land that falls within Coastal Rural Legacy Area and Chesapeake Bay Critical Area. The Lower Back River Neck Road Peninsula should be preserved as is outlined in the Lower Back River Neck Community Action Plan and the 2020 Baltimore County Master Plan. A change in zoning would be in direct conflict with the goals outlined by these plans for conservation and preservation of sensitive environmental lands on Back River Neck Peninsula. In addition to this, the Maranto Family knew that this property was zoned RC-20 when they first purchased the property. By making this exception, it would set the precedence for anyone to make a zoning change. Personally, I would like keep this area protected for my children and grandchildren and for them to be able to enjoy the bay and the forest. That's the Legacy I want to leave for my future generations.	Joel	Clements	Opposed	Development
7-017	In light of the cancelation of the Public Hearing scheduled for March 31, 2020 to discuss the rezoning by Salvatore C. Maranto of 9.80 acres from RC 20 to RC 5 that would thus impact the referenced tax account umbers above, please accept this correspondence as notice that we, as the affected property owners, in an attempt to preserve as much of the resource conservation critical area around our Chesapeake Bay Watershed that remains as possible, <u>DO NOT support this requested zoning change.</u>	Bryan and Meridit Thanner		Opposed	Environmental/Health Concerns
7-017	The following is a summary of a letter sent in favor of the proposed zoning change from the attorney of the applicant. Please refer to the full letter for details. The letter states that the property currently lies vacant but that the property owner would like to subdivide it into three residential lots for adult grandchildren. It also states that if the RC 5 designation is approved it will be consistent with the surrounding land uses.	Lawrence	Schmidt	In Favor Of	Change in Use
7-017	I am aware that Salvatore and Charlotte Maranto want to rezone their property located on the corner of Back River Neck Road and Riverview Rd into 4 separate lots for the benefit of their son and Grandchildren and I do not oppose the rezoning.	Mark	Cunningham	In Favor Of	Change in Use
7-017	I am aware that Salvatore and Charlotte Maranto want to rezone their property located on the corner of Back River Neck Road and Riverview Rd into 4 separate lots for the benefit of their son and Grandchildren and I do not oppose the rezoning.	Steven	Gardner	In Favor Of	Change in Use
7-017	I am aware that Salvatore and Charlotte Maranto want to rezone their property located on the corner of Back River Neck Road and Riverview Rd into 4 separate lots for the benefit of their son and Grandchildren and I do not oppose the rezoning.	Antoinette and Fr Goodman		In Favor Of	Change in Use
7-017	I am aware that Salvatore and Charlotte Maranto want to rezone their property located on the corner of Back River Neck Road and Riverview Rd into 4 separate lots for the benefit of their son and Grandchildren and I do not oppose the rezoning.	Mark	Svec	In Favor Of	Change in Use
7-017	Riverview Rd is surrounded on 3 sides by RC20 properties and Rocky Point Golf Course and the fourth side by Back River. To make any changes to this pristine area would set a precedent for future development. It is my understanding that this property has already been divided one time and a garage sits on the property. When Mr Maranto bought the property he sent a letter to the neighbors assuring us there would be no development. I am very opposed to this zoning variance and hope you will support this community by voting against.	SHARON	TAMBERINO	Opposed	Development
7-017	We Strongly oppose. f this should be re-zoned it would be a disservice to the area. The sewer system that was put in place in 2008 was supposed to be just for existing houses. The system cannot handle what is being pumped now so, what then?? And to change the area from Critical Bay Area to Rural here would set a president for any property up Back River Neck Road. Any protected area would then be open for re-zoning and construction. Being this close to the Bay in our opinion the zoning should stay the same. I can understand wanting family close by but changing the zoning and putting up that many houses will have an adverse effect on our community.	John	Myers	Opposed	Environmental/Health Concerns
7-017	I Strongly OPPOSE this rezoning. Keep it as it to preserve it for not only for my family but future generations.	Karen	Myers	Opposed	Open Space
7-017	I am opposed to this rezoning for a number of reasons, many of which my neighbors have already mentioned. I would be willing to reconsider, if the owners were to seek a different zoning limiting the number of residential homes to be built to a much smaller number.	Crystal	Corley	Opposed	Development
7-017	I'm strongly opposed to this effort and have emailed Councilman Crandell about my concerns as well.	William	Corley III	Opposed	Change in Use
7-017	I strongly oppose. Just because the owner wants to rezone for his family does not make it okay or acceptable. This is a Chesapeake Bay Critical Area that is zoned for that exact reason. This will create more traffic, more runoff, more impervious surfaces and more pollution. This benefits no one else in the community and goes directly against all the efforts that have been made to conserve Back River. Also, it is worth noting, and is slightly suspicious, no one in favor of this rezoning took the time to write anything here, rather just posted the letter Mr. Maranto tried to get everyone to sign. Please do not allow this.	Francis	DiFerdinando	Opposed	Environmental/Health Concerns
7-017	I strongly oppose this request. There are concerns to adding more demand to a the limited sewage infrastructure.	Brian	Ross	Opposed	Development
7-017	My husband and I live on Riverview Road. I strongly oppose this request. There are concerns to adding more demand to a the limited sewage infrastructure.	Carly	Ross	Opposed	Development
7-017	I strongly oppose this zoning proposal. Please do not allow this and preserve this area.	Tracy	Tegeler	Opposed	Open Space
7-017	I strongly oppose it. I do not want any zoning change. This area is protected and should alway be.	Phyllis	Clements	Opposed	Open Space
7-017	I STROBGLY oppose this zoning change.	Joel	Clements Jr	Opposed	Change in Use
7-017	Definitely OPPOSE the zoning change!! Please don't allow for this to happen. We must take responsibility to save our protected areas for our children to enjoy and cherish.	Smita	Singh	Opposed	Environmental/Health Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-017	I oppose this because, this area in which this property is located is a criticality sensitive land that falls within Coastal Rural Legacy Area and Chesapeake Bay Critical Area. The Lower Back River Neck Road Peninsula should be preserved as is outlined in the Lower Back River Neck Community Action Plan and the 2020 Baltimore County Master Plan. A change in zoning would be in direct conflict with goals outlined by these plans for conservation and preservation of sensitive environmental lands on Back River Neck Peninsula. In addition to this, the Maranto Family knew that this property was zoned RC-20 when they first purchased the property. By making this exception, it would set the precedence for anyone to make a zoning change. Personally, I would like to keep this area protected for my children and grandchildren and for them to be able to enjoy the Bay and the forest. That's the Legacy I want to leave for my future generations!	Joel	Clements Sr	Opposed	Environmental/Health Concerns
7-017	I oppose this Zoning change.	Jean	Goeller	Opposed	Change in Use
7-017	I oppose the zoning changes to the rc 20 this was for environmental conservation that need has not changed but is needed to reinforced	Dan	Perricci	Opposed	Environmental/Health Concerns
7-017	I STRONGLY oppose this zoning change.	Calvin	Goeller	Opposed	Change in Use
	The following is a summary of a letter in opposition to CZMP Issue 7-017. Please refer to the full letter for details.				
	This letter from the Barrison Point Improvement Association is in opposition to the requested zoning change. The letter notes that the property is in an environmentally sensitive area and the change in zoning would allow much greater densities in the area. The Association is strongly opposed to this rezoning.				
7-017		Barrison Point Improvement Associa		Opposed	Environmental/Health Concerns
	We are property owners on 2547 Barrison Point road and we oppose changing the rezoning of the property at the corner of Back River Neck Road and Riverview Road from RC20 to RC 5. This land is correctly zoned as RC20 and is well within the Critical Area and Coastal Rural Legacy Areas on the peninsula. At the time of purchase, 2004, it was zoned RC-20 (1 house per 20 acres). Protecting land like this is exactly the purpose of the current zoning, and the owner knew that when it was purchased. If anything, the land is more in need of protection now than it was earlier. We strongly oppose the rezoning and see no justification for it. As property owners in this area, we have zoning restrictions we have to adhere to and we gladly do so to protect the bay andits tributaries.				
7-017		Peggy	O'Neill	Opposed	Environmental/Health Concerns
	The following is a summary of an opposition letter to the rezoning request for Issue 7-018. Please refer to the full letter for more details.				
	The letter, sent by James Truszkowski, states that the applicant is looking to rezone the property in order to add a parking lot for an existing bar. Mr. Truszkowski is worried about having too much impervious land in this area. He also states that the current property owner at 4309 Shore Road has not been a good neighbor and there have been some legal issues regarding the property.				
7-018		James	Truszkowski	Opposed	Environmental/Health Concerns
	The following is a summary of a letter in opposition to CZMP Issue 7-018 that has been signed by three residents. Please refer to the full letter for details.				
	The letter states that approval of the zoning would allow for the expansion of a bar in a residential area and would transform the character of the neighborhood. These changes could have adverse impacts on the neighborhood and property values, the letter states.				
7-018		Frank and Sharon Digiacom		Opposed	Other
	The following is a summary of a letter in opposition to CZMP Issue 7-018 that has been signed by three residents. Please refer to the full letter for details.				
	The letter states that approval of the zoning would allow for the expansion of a bar in a residential area and would transform the character of the neighborhood. These changes could have adverse impacts on the neighborhood and property values, the letter states.				
7-018		James and Mary Shaefer		Opposed	Other
	The following is a summary of a letter in opposition to CZMP Issue 7-018 that has been signed by three residents. Please refer to the full letter for details.				
	The letter states that approval of the zoning would allow for the expansion of a bar in a residential area and would transform the character of the neighborhood. These changes could have adverse impacts on the neighborhood and property values, the letter states.				
7-018		Michael and Joyce Backof		Opposed	Other
7-019	In favor of Manufacturing Light Industrial, Major	Lakeia	Newkirk	Opposed	Change in Use
	The following is a summary of a letter in opposition CZMP Issue 7-020. Please refer to the full letter for details.				
	The Dundalk Renaissance Corporation is opposed to changing the zoning of the Montebello Brands site at 1919 Willow Spring Road from DR 1 to ML IM. The letter states that the area is surrounded by residential uses and any change in the zoning would put unnecessary risk on the surrounding community.				
7-020		Dundalk Renaissance Corporation		Opposed	Development
	This is a summary of an opposition letter to rezoning for CZMP Issue 7-020. Please refer to the full letter for details.				
	The Old Dundalk Neighborhood Association (ODNA) is opposed to rezoning the Montebello Brands site from DR 1 to ML IM. The ODNA is concerned about specific by-right uses that the ML zoning designation would allow. They request that if the zoning is changed to ML, that there be a covenant agreement that restricts a number of specific uses of the property.				
7-020		Old Dundalk Neighborhood Associati		Opposed	Development
	I live in the community attend community meetings and I have not heard from this organization as they wrote in their request. I cannot when the site was demoting in zoning for 4 yeas but "distilleries are one of the most polluting industries as 88% of its raw materials are converted into waste and discharged into the water bodies, causing water pollution. (Ravikumar et al. 2007). We have been working hard in community along site state organizations to reduce the amount of pollution being close to the water and ports				
7-020		Lakeia	Newkirk	Opposed	Environmental/Health Concerns

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-021		Lakeia	Newkirk	Opposed	Other
	The current zoning does not reflect the historical and current use of the property as a warehouse; therefore, all 20.37 acres of the property should be zoned BM. The property’s existing use is as a Warehouse, which matches the requested zoning and proposed use. The site currently includes a large warehouse and storage facility, outbuildings, forested area, and wetlands. The property is surrounded primarily by commercial and industrial uses. The property is erroneously zoned DR—there is no residential development on the property, and no plans to develop the property or change the use. The property is adjacent to the property located at 8202 Fischer Road, which is also used as a warehouse. During the 2016 CZMP process, the zoning for 8202 Fischer Road was changed from BLR to BM. At a minimum, the portion of the property that has been used historically (and is being used currently) as a warehouse, should be zoned BM.				
7-022		Herbert	Burgunder	In Favor Of	Change in Use
	In response to the letter I recieved concerning zoning changes to Issue 7-023 at the request of MDC Investments, LLC : I am 100 percent against zoning changes to the property. This is a quiet, peaceful community that myself and many other families have resided in for many years. I am 71 years old and 401 So. Marlyn Ave has been my home address my entire life. My house is next door to 407 So. Marlyn Ave. My property and Essex Florist (my neighbor on the other side of my property are sandwiched between the 2 tracts of land in question. It is unreasonable in my opinion to disrupt everyones peaceful existance to develop this area. Nobody in the community wants to listen to heavy machinery, trucks, hammering and all the other noise polution we would be subjected to.				
7-023		Diane	Gensler	Opposed	Development
7-023	Please see the attached letter and enclosure uploaded with this comment.	Howard L	Alderman Jr Esq	In Favor Of	Change in Use
	With respect to the requested zoning change that would allow for storage units on the subject property: this use of the property would not work to improve the overall community. This request represents a type of spot zoning that does not take into consideration the use of the surrounding properties which are largely residential and agricultural. We have significant concern that this type of use would negatively impact our ability to operate our greenhouse operation.				
7-023		Dave	Meros	Opposed	Development
	The following is a summary of a letter in opposition to the rezoning of Eastern Yacht Club sent by the Rockaway Beach Improvement Association Inc. Please see their full letter for further information.				
	The Rockaway Beach Improvement Association (RBIA) is strongly opposed to the rezoning of Eastern Yacht Club (Issue 7-024) from DR 3.5 to BL or BMM zoning. They note that the property owner has illegally kept motorhomes on the property for some time and that the community has long opposed the motorhomes on the property. They also not that Baltimore County cited Eastern Yacht Club for violating the zoning regulations in the past.				
	The RBIA also cites community and environmental concerns, concerns about transparency in the rezoning process on behalf of the owners, uncertainty about the future ownership of the property, and the overall poor relationship between the property owner and the community as reasons for not supporting the rezoning request. The RBIS also expresses concerns about an existing lawsuit against the property owner.				
	Please refer to the very detailed letter for more information on the Rockaway Beach Improvement Association’s opposition to this rezoning request.				
7-024		Rockaway Beach Improvement Asso		Opposed	Other
7-024	We oppose this change	Carl	Maynard	Opposed	Change in Use
	The following is a summary of an opposition letter to CZMP Issue 7-024. Please refer to the full letter for details.				
	Scott Andresini is a homeowner on Seneca Road near the location of this rezoning request at Eastern Yacht Club. He is concerned that rezoning the property from DR 3.5 to BMM or BL will adversely impact quality of life and property values in the area. He is also concerned about the use of the property as an RV park.				
7-024		Scott	Andresini	Opposed	Other
	The following is a summary of an opposition letter to CZMP Issue 7-024. Please refer to the full letter for details.				
	Larry and Vicki Lewis are property owners of a parcel adjacent to Eastern Yacht Club. They are opposed to the rezoning of the property because they do not want to legalize the current illegal RV Park on the property. They state that the RV Park is inconsistent with the exiting community and changing the zoning will impact quality of life and property values in the area.				
7-024		Larry and Vicki	Lewis	Opposed	Other
	We wish to express our oppostion to this request. We echo the same concerns of the Rockaway Beach Improvement Association and the nearby residents who have also submitted testimony and correspondence regarding this request. We believe that applicat's request to change over 15 acres of waterfront property within our established community could forever change the fabric of the neighborhood. It is our hope that Baltimore County will stand with the community and will OPPOSE this request				
7-024		New Haven Woods Community Asso		Opposed	Development
7-024		Mary	Weinreich-Ritchie	Opposed	Other
7-024		Ruth	Nuth	Opposed	Other
	I own 2 properties adjacent to the Yacht Club,it only exist today is because a special exemption was granted back in the 70’s,This is a residential area ,not prepared with the infrastructure to handle commercial traffic				
7-024		Henry	Miller	Opposed	Change in Use
	We wish to express our opposition to this request. We echo the same concerns of the Rockaway Beach Improvement Association and the nearby residents who have also submitted testimony and correspondence regarding this request. We believe that applicant's request to change over 15 acres of waterfrot property within our established community could forever change the fabric of the neighborhood. It is our hope that Baltimore County will stand with the community and will OPPOSE this request.				
7-024		New Haven Woods Community Asso		Opposed	Development

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-024	The following is a summary of a letter in opposition to CZMP Issue 7-024. Please refer to the full letter for details.	David & Darlene	Bauher	Opposed	Development
	This letter expresses strong opposition to the proposed zoning change. The letter mentions that the current owners have an illegal RV park on-site. In addition to expressing opposition to the requested zoning, the letter requests that the property be down-zoned to DR 2.				
7-024	The following is a summary of a letter in opposition to CZMP Issue 7-024. Please refer to the full letter for details.	Lawrence A.	Sinclair Jr.	Opposed	Development
	This letter was submitted by a property owner adjacent to the Eastern Yacht Club site. The letter expresses opposition to changing the zoning on this parcel. Changing the zoning would increase traffic, noise, and cause privacy concerns, according to the letter. The letter also expresses concerns about property values and future development a change in the zoning could allow.				
7-024	The following is a summary of a letter in opposition to CZMP Issue 7-024. Please refer to the full letter for details.	William	Loeliger	Opposed	Environmental/Health Concerns
	This letter expresses concerns about the rezoning of this 15 acre property from residential to commercial. The letter expresses concerns around the current property being used as an RV Park. The letter also expresses concerns around the environmental concerns and potential impacts a change in zoning would have on the community.				
7-024	The following is a summary of a letter in opposition to CZMP Issue 7-024. Please refer to the full letter for details.	Kevin	Walsh	Opposed	Environmental/Health Concerns
	This letter expresses concerns about the rezoning of this 15 acre property from residential to commercial. The letter expresses, environmental concerns, and the impact commercial zoning would have on the existing neighborhood. The letter also notes issues with the property owner allowing RV's to park illegally on the property.				
7-024	The following is a summary of a letter in opposition to the rezoning request for Issue 7-024. Please refer to the full letter for more details.	Henry	Miller	Opposed	Development
	The letter is from the owner of two properties on Rockaway Beach Ave and is worried that the type of commercial zoning requested will be out of character with the neighborhood. The writer is worried rezoning will lower property values and have negative environmental impacts. The letter states that the property is currently being used illegally as an RV Park. The writer is opposed to the rezoning request.				
7-025	Another methadone clinic is NOT necessary. There are already 2 of them within 1 mile.	Joyce	Homberg	Opposed	Other
7-025		Donna	Moore	Opposed	Other
7-026	The community of Turner Station supports the request for the Comprehensive Zoning Map Process (CZMP) Issue Number 7-026. A special interactive meeting was held with residents who were informed about the process and deliberated on potential changes for zoning in our community. All agreed to change the zoning from Business Local Automotive Services (BLAS) to Business Local (BL) for an area along Main Street from the corner of Henry Street to Ash Avenue. This change would prevetn automotive servie businesses such as fuel and automotive service stations from locating in this residential area. This zoning change is compatible with the Turner Station COMMunity COnservation Plan and the Turner Station Charrette which guide the vision for the revitalization of our historic community. Thank you for your consideration of our request.	Turner Station Conservation Teams		In Favor Of	Development
7-026	As a lifelong resident of Turner Station and current board member of the community organization Turner Station Conservation Teams, I support this zone change for the future safety of our community.	Larry	Bannerman	In Favor Of	Change in Use
7-026	This is a necessary zoning change for the revitalization of the historic community of Turner Station. As a board member of the Turner Station Conservation Teams and a "Turner Station for life" resident I strongly support Issue 7-026.	Edythe	Brooks	In Favor Of	Change in Use
7-026	As the President of the Turner Station Conservation Teams, I strongly support this rezoning. It is important that we protect the health and well-being of the residents by not allowing any type of automotive type services in residential area..	Gloria	Nelson	In Favor Of	Change in Use
7-026	Commenting in support for our rezoning	Lakeia	Newkirk	In Favor Of	Change in Use
7-026	I've participated in the Turner Station Conservation Teams monthly meetings since 2012. During that time I have come to know the members of this community and their efforts to improve their community. My support of this issue aligns with those that are in favor of this issue which will further enhance and protect the residents quality of life.	Dan	Spack	In Favor Of	Change in Use
7-026	I am a long time resident of this community and support re-zoning	Barbara	Green	In Favor Of	Change in Use
7-026	As a board member of the Turner Station Conservation Team I support this rezoning request. I have been involved with this community for several years and this rezoning will allow businesses that are appropriate for this community.	Arkia	Gowins	In Favor Of	Change in Use
7-026	As a board member pf the Turner Station Conservation team and a long time resident of Turner Station I support the rezoning. This community have had businesses before and I would like to see businesses here again	Joyce	Curbean	In Favor Of	Change in Use

Issue Number	Comment	First Name	Last Name	Issue Vote	Theme
7-026	Partial support: we support the community of Turner Station in its request to restrict the commercial portion of this area from service station use by changing the zoning from "BL AS" to "BL." We do not support the reduction of residential density from DR10.5 to DR 5.5 in this area.	Christopher	Wood	No Opinion	Change in Use
7-026	I am a long time resident of Turner Station and a member of the Conservation Team. We need to rezone this area. There are a lot of residence in this area. We must be careful keeping out business that can possible pollute the environment.	Olivia	Lomax	In Favor Of	Change in Use
7-026	This letter is being sent on behalf of the Pastor, Board members and congregants of Union Baptist Church Inc.; to voice our support for the rezoning in Turner Station also known as CZMP Issue #7-026.				
	We have been a viable part of the Turner Station community for forty-six years serving its residents both spiritually and physically. We have lead and partnered with civic organizations sponsoring various programs and activities to enhance the quality of life in the Turner Station community. As a part of this beautiful and historic community we feel that this action will help preserve the beauty of its neighborhoods and the quality of life for its many residents here.	Union Baptist Church		In Favor Of	Other
	I am writing in support of issue 7-026, rezoning from BL-AS to BL. Turner Station currently has an auto shop on Dundalk Avenue and a block down the street there is a collision center in the Waters Edge Community also on Dundalk Avenue. It has been shared that a plot has also been purchased on Sollers Point Road in Turner Station where it is the buyer's intention to build an automotive garage. Turner Station needs brick and mortar businesses, but it cannot support another automotive business. Turner Station is located near two BGE substations, an Exelon power plant (Riverside generating station), landfills and TradePoint Atlantic (former Bethlehem Steel site). Turner Station has endured decades of pollution and it is my fear that an automotive business, like a gas station, would further contaminate the environment. Please rezone from BL-AS to BL.	Leah	Holmes	In Favor Of	Other
	The Back River Neck Peninsular Community Association has been representing the area since 1982. We have been leaders working with Baltimore County protecting the environment, land preservation through the Rural Legacy Program, recycling, Adopt-A-Road, community plan and more. Baltimore County is a role model in it's land preservation efforts. We wish to express our overwhelming opposition to this zoning change. The subject property is located within the Chesapeake Bay Critical area in a Resource Conservation zone. In 1998, the lower peninsula was designated as part of the Baltimore County Coastal Rural Legacy Area. We ask your support in opposing this request and keep the existing RC 20 zoning that has been there since 1984.	Carl	Maynard	Opposed	Environmental/Health Concerns